

66079

98 SEP 10 P3:28

MTC 45846-KC  
WARRANTY DEEDVol M98 Page 33435

DAVID BARTON HUBBARD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KEVIN L. MAURO and DEBBIE D. MAURO, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 1 IN BLOCK 31 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 PLAT #2,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 15815 GOLDBAR DRIVE, GOLDBAR, WA 98251

Dated this fifth day of September, 1998David B. Hubbard  
DAVID BARTON HUBBARDSTATE OF NEVADACOUNTY OF DouglasSS. September 5 19 98Personally appeared the above named DAVID B. HUBBARDand acknowledged the foregoing instrument to be A voluntary act.

(seal)

Before me:

Jonathan B. Kolb  
Notary Public for STATE OF NEVADA  
My commission expires 3/1/02

ESCROW NO. MT45846-KC

Return to:

KEVIN L. MAURO  
15815 GOLDBAR DRIVE  
GOLDBAR, WA 98251STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle  
on this 10th day of September A.D. 1998  
at 3:28 o'clock P M and duly recorded  
in Vol. M98 of Deeds Page 33435

Bernetha G. Letsch, County Clerk

By Debbie MauroFee, \$30.00

Deputy.