

76310

99 MAR 16 P3:22

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#04049157  
WARRANTY DEED STATE OF OREGON, ss.  
County of Klamath  
Filed for record at request of:

AFTER RECORDING RETURN TO:

JUSTIN POWELL  
TRISHA POWELL  
339 HIGH ST.  
KLAMATH FALLS, OR 97601

the 16th day of March A.D., 1999  
at 3:22 o'clock P. M. and duly recorded  
in Vol. M99, of Deeds on Page 9233

Linda Smith, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

By Kathleen Ross, Deputy  
Fee, \$30.00

ROSS P. ANELLO and ANN ANELLO, hereinafter called GRANTOR(S),  
convey(s) to JUSTIN C. POWELL and TRISHA L. POWELL, husband and  
wife hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

LOT 10, BLOCK 49, FIRST ADDITION TO THE CITY OF KLAMATH FALLS,  
IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1 MAP 3809-32AD TAX LOT 10300

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any and those apparent upon the land, AND Trust Deed, including  
the terms and provisions thereof, in favor of James C. Karcher and Karen A. Karcher, recorded 5-14-96  
in Bk M96, pg 13870, which Trust Deed the Grantees herein agree to assume and pay,  
and a 1991 Warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
equitable exchange.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 10th day of FEBRUARY, 1999

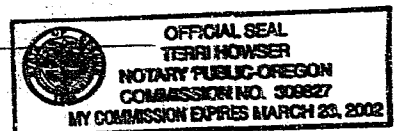
Ross P. Anello  
ROSS P. ANELLO

Ann Anello  
ANN ANELLO

STATE OF OREGON, County of Marion ss.On this 12 day of FEBRUARY, 1999

Personally appeared the above named ~~ROSS P. ANELLO~~ and ANN  
ANELLO and acknowledged the foregoing instrument to be ~~their~~ her  
voluntary act and deed

Before me: Terril Howser  
Notary Public for OREGON  
My Commission Expires: 3-23-2002



STATE OF OREGON, County of Klamath) ss.

On March 10, 1999 personally appeared Ross P. Anello, who executed the  
foregoing instrument as his voluntary act and deed/.

