

1999 JUL 13 PM 3:25

MTC 48260-MS  
WARRANTY DEED

Vol M99 Page 28016

VERNON D. LORD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CHRISTINE ONISKO and ARNEYO PEREZ, as tenants by the entirety,  
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:

LOTS 15 AND 16 IN BLOCK 36 OF MOUNTAIN VIEW ADDITION TO THE CITY OF  
KLAMATH FALLS, 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 \$ 83,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1987 VAN NESS AVENUE, KLAMATH FALLS, OR 97601

Dated this 7<sup>th</sup> day of July, 1999.

  
VERNON D. LORD

STATE OF Washington SS. July 7 19 99  
COUNTY OF Clark  
Personally appeared the above named Vernon D. Lord

and acknowledged the foregoing instrument to be his voluntary act.

(seal)



Before me:

Arlene M. Kirk  
Notary Public for Washington  
My commission expires 2-5-2000

ESCROW NO. MT48260-MS

Return to:

CHRISTINE ONISKO  
1987 VAN NESS AVENUE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 7/13/99, at 3:25 p.m.  
In Vol. M99 Page 28016  
Linda Smith,  
County Clerk Fee \$ 30 - KL