

677 AUG 26 AM 11:33

AMT 48842-MG

# WARRANTY DEED

Vol M99 Page 34507

DENNIS L. DEMELLO and LYNN A. DEMELLO, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: RICK PARENTI and JOYCE KUBANY, WITH THE RIGHTS OF SURVIVORSHIP 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 5 in Block 2 of FINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3910 008AD 01900

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 225,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10420 QUAIL LANE, KLAMATH FALLS, OR 97603

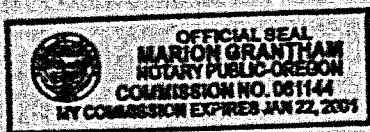
Dated this 23 day of August, 1999

Dennis L. Demello  
DENNIS L. DEMELLO

Lynn A. Demello  
LYNN A. DEMELLO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 23, 1999 by DENNIS L. DEMELLO AND LYNN A. DEMELLO.



Marion Grantham  
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48842-MG

Return to:  
RICK PARENTI  
10420 QUAIL LANE  
KLAMATH FALLS, OR 97603

3000

State of Oregon, County of Klamath  
Recorded 8/26/99, at 11:33 a.m.  
In Vol. M99 Page 34507  
Linda Smith,  
County Clerk Fee \$ 30 - K.R.