

1999 SEP -7 PM 3:33

MTC 48875-KR
WARRANTY DEED

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FRED DEL PRINO AND CHARLOTTE R. DEL PRINO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE DEL PRINO LIVING TRUST DATED MAY 15, 1997, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ANTHONY M. ZITO, 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:

THE W1/2 NW1/4 SW1/4 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH A 1989 GDWE Manufactured Home, Oregon License #X199337, Serial #GW6CALBD7595A which is situate on the real property described above.

TAX ACCOUNT NO.: 3509-01100-02400-000 M-199337

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:

RESERVING UNTO THE GRANTOR, their heirs, successors and assigns a 30 foot easement for the purpose of ingress, egress and public utilities over and across an existing roadway, beginning at the Southeast corner of the above described property and running in a Northwesterly direction to the Westerly boundary of the above referenced property. Said easement as reserved shall remain free of gates or fences, etc. Said easement is appurtenant to the real property of the Grantor lying West of the real property described above.

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 87,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~PO BOX 4184, SUNRIVER, OR 97707~~ 35710 Saddle Mountain Pit Road, Chilquin, OR 97624

Dated this 2nd day of September 1999

THE DEL PRINO LIVING TRUST

BY: [Signature] TRUSTEE
FRED DEL PRINO, TRUSTEE

BY: [Signature] Trustee
CHARLOTTE R. DEL PRINO, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 2, 1999 by FRED DEL PRINO AND CHARLOTTE R. DEL PRINO, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE DEL PRINO LIVING TRUST DATED MAY 15, 1997.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/99

ESCROW NO. MT48875-KR

Return to:

ANTHONY M. ZITO
~~PO BOX 4184~~ 35710 Saddle Mountain Pit Road
~~SUNRIVER, OR 97707~~ Chilquin, OR 97624

State of Oregon, County of Klamath
Recorded 9/07/99, at 3:33 p.m.
In Vol. M99 Page 35821
Linda Smith,
County Clerk Fee \$ 30.00