

mtc 52406-ms
WARRANTY DEED

Vol M00 Page 39961

GLADYS R. MURPHY,

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

GREGORY ROCHA,

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 21, 22 AND 23 IN BLOCK 12 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED ALLEY WHICH INURED THERETO.

3909-002CD-03800-000

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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 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3583 Ruston Lane, Napa, CA 94559

Dated this 31st day of october, 2000.

Gladys R. Murphy
 GLADYS R. MURPHY

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on October 31, 2000 by
 GLADYS R. MURPHY.

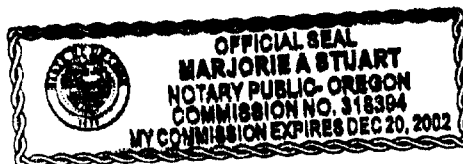
Marjorie A. Stuart
 (Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT52406-MS

Return to:

GREGORY ROCHA
 3583 Ruston Lane
 Napa, CA 94559



State of Oregon, County of Klamath
 Recorded 11/01/00, at 3:20 p.m.
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 Linda Smith,
 County Clerk Fee \$ 2.00