

'01 MAR 28 PM3:21

mtc S3423-ms
WARRANTY DEED

Vol. M01 Page 12564

OPAL V. KAZARIAN,

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

GENO DORAZIO,

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 16 OF OLD ORCHARD MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-034CB-05500-000

444193

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 55,000.00.

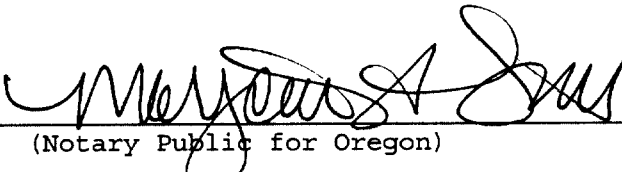
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 906 ALANDALE STREET, KLAMATH FALLS, OR 97603

Dated this 26th day of march, 2001.


OPAL V. KAZARIAN

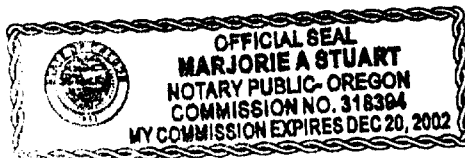
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on march 26, 2001 by OPAL V. KAZARIAN.


(Notary Public for Oregon)
My commission expires 12-20-02

ESCROW NO. MT53423-MS

Return to:
GENO DORAZIO
906 ALANDALE STREET
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 03/28/01, at 3:21 p. m.
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Linda Smith,
County Clerk Fee \$ 21.00