

'02 JAN 31 PM 3:13

MT 56118-LW  
WARRANTY DEED

Vol M02 Page 6209

JEFF MITCHELL,

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

RONALD J. MASTROGIUSEPPE and JOY D. MASTROGIUSEPPE, husband and wife,

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 1 AND 2 IN BLOCK 1 OF LATAKOMIE SHORES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

KEY NO: 230477

3507-007CD-00100-000

KEY NO: 230486

3507-007CD-00200-000

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 \$ 219,000.00.

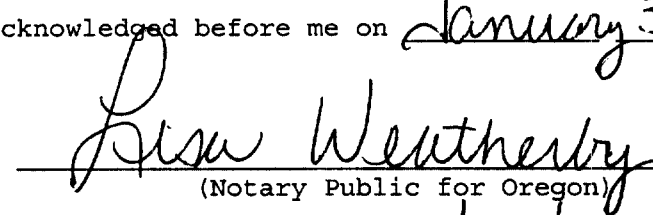
Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 2425, PULLMAN, WA 99165-2425

Dated this 31st day of January, 2002

  
JEFF MITCHELL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 31, 2002 by JEFF MITCHELL.

  
(Notary Public for Oregon)

My commission expires 11/20/03

ESCROW NO. MT56118-LW

Return to:

RONALD J. MASTROGIUSEPPE  
P.O. BOX 2425  
PULLMAN, WA 99165-2425



State of Oregon, County of Klamath  
Recorded 01/31/2002 3:13 p. m.  
Vol M02, Pg 6209  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1