



K-42065

STATUTORY WARRANTY DEED
 (Individual or Corporation)

F.R. MAZZEO AND TRICIA MAZZEO

conveys and warrants to BOB KLEMZ AND LINDA KLEMZ, husband and wife, Grantor,the following described real property in the County of KLAMATH and State of Oregon, Grantee,

Lot 7 in Block 8 of Tract No. 1019, Winema Peninsula, Unit No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restriction of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Trust Deed, including the terms and provisions contained thereof, recorded in Volume M87 page 5776, Mortgage records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, which Trust Deed Grantee herein does not agree to assume and pay according to the terms and provisions contained therein.
3. Trust Deed, including the terms and provisions thereof, recorded in Volume M88 page 13241, Mortgage records of Klamath County, Oregon, in favor of George R. Buchanan, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 75,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 15th day of February 19 90 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

F.R. Mazzeo
F.R. MAZZEO

Tricia Mazzeo
TRICIA MAZZEO

NOTARY PUBLIC
STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 15th day of February 19 90
by F.R. MAZZEO AND TRICIA MAZZEO

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
of _____
a corporation, on behalf of the corporation.

Debra Buchanan
Notary Public for Oregon
My commission expires: 12-15-92

Notary Public for Oregon

STATE OF OREGON,)ss.
County of Klamath FOR RECORDER'S USE

Filed for record at request of:

Klamath County Title Co.
on this 27th day of Feb. A.D., 19 90
at 10:43 o'clock A M. and duly recorded
in Vol. M90 of Deeds Page 3666
Evelyn Biehn County Clerk
By Pauline Muelendore

Deputy.

Fee, \$28.00

After recording return to:
Bob & Linda Klemz
PO Box 3410
Chiloquin OR 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same as above

90 FEB 27 AM 10 43