

04-18-94A11:02 RCVD

Volman Page 11402

WARRANTY DEED

#03041497 AFTER RECORDING RETURN TO:

ROBERT KINGZETT 1225 Pacific Terrace Klameth Falls, OR 9760/

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

TONY W. KLOBUCAR and ROXANN M. KLOBUCAR, husband and wife hereinafter called GRANTOR(S), convey(s) to ROBERT KINGZETT hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

That portion of the NE 1/4 NE 1/4 of Section 17 and the NW 1/4 NW 1/4 of Section 16, Township 35 South, Range 13 East of the Willamette Meridian, lying Westerly of the Main Channel of Mill Creek, in the County of Klamath, State of Oregon.

CODE 8 MAP 3513-1700 TL 300



"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and Trust Deed recorded June 2, 1993 in Book M-93 at page 14692, which Grantee herein hereby assumes and agrees to pay,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$19,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of April 1994.

Tony w. KLOBUCAR

ROXANN M. KLOBUCAR

STATE OF OREGON)
)ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 15th day of April, 1994, by TONY W. KLOBUCAR and ROXANN M. KLOBUCAR.

Before me: John John Notary Public for Oregon Commission No. 018718

My Commission Expires: 9/28/99



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TOWN THUMPS

STATE OF OREGON: COUNTY OF KLAMATH: SS.

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Filed of	for record at re- April	quest of	Aspen Title Co
		of	at 11:02 o'clock A M., and duly recorded in Vol. M94 Deeds on Page 11402
FEE	\$35.00		Evelyn Biehn - County Clerk
			By Dauline Mullindare

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