

2334

07-03-95A10:48 RCVD

WARRANTY DEED

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MTC35728 MK

EVELYN M. JONES,

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

JOSEPH M. PEREZ,

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:

The North 88 feet of Lot 6 in Block 63 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 32,000.00.

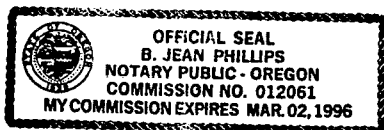
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 27012 DUGOUT LANE, KLAMATH FALLS, OR 97601

Dated this 30th day of June, 1995

Evelyn M. Jones
EVELYN M. JONES

William F. Gossett as attorney in fact
William Floyd Gossett

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamathss. June 30 1995Personally appeared the above named William Floyd Gossettand acknowledged the foregoing instrument to be voluntary act.

Before me:

Notary Public for OregonMy commission expires 3-2-96

(seal)

Return to:

JOSEPH M. PEREZ
27012 DUGOUT LANE
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day of July A.D., 19 95 at 10:48 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 17282

FEE \$30.00

Bernetha G. Jetsch County Clerk
By Theresa Chute