

22871 MTC38781DS

WARRANTY DEED

Vol. M96 Page 24334

KURT A. MULLER,

Grantor(s) hereby grant, bargain, sell and convey to: DAVID J. DZUREC, JR. and LAURA COX DZUREC, as tenants by the entirety, 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 133 of TRACT NO. 1277, being a replat of Lots 35 through 42 of Block 1 of HARBOR ISLES - TRACT NO. 1209, all situated in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, 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 \$ 199,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1041 Harbor Isles, Klamath Falls, OR. 97601

Dated this 7th day of August, 1996.

Kurt A. Muller (signature)
KURT A. MULLER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. August 7 1996
COUNTY OF Klamath

Personally appeared the above named Kurt A. Muller

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me: Dawn Schooler (signature)
Notary Public for Oregon
My commission expires 12/20/98

ESCROW NO. MT38781-DS

Return to: DAVID J. DZUREC, JR.
1041 Harbor Isles
Klamath Falls, OR. 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 8th day of August A.D., 19 96
at 3:49 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 24334
Bernetha G Letsch County Clerk,
By (signature) Deputy.

Fee, \$30.00