



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05045010

Filed for record at request of:

AFTER RECORDING RETURN TO:
MR. AND MRS. ZORAN KATZ
1630 MANZANITA
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 9th day of August A.D., 19 96
at 3:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 24538

Bernetha G Letsch, County Clerk

By [Signature] Deputy.

Fee, \$30.00

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

DAVID B. BEYERLE AND CHERYL A. BEYERLE, husband and wife
, hereinafter called GRANTOR(S), convey(s) to ZORAN KATZ AND
DRAGICA KATZ, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 6, Block 18, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DA TL 700

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$52,000.00.

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 8th day of August 1996.

[Signature]
DAVID B. BEYERLE

[Signature]
CHERYL A. BEYERLE

STATE OF OREGON
County of Klamath

On 8/9, 1996, personally appeared DAVID B. BEYERLE
AND CHERYL A. BEYERLE, who acknowledged the foregoing to be
their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 01/03/2000

