



## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

ASPEN TITLE ESCROW NO. 05045010

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

Filed for record at request of:

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

