23829 WARRANTY DEED Vol male Page 26380 MTC 30220 KA GENE J. NHIER and RUTH NEIER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: the County of KLAMATH and State of Oregon, to wit: LUKE D. KLAJA and DEBBE KLAJA, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in Beginning at the Southwesterly corner of Lot 2, Block 47 in NICHOLS ADDITION to the City of Klamath Falls, Oragon; thence Easterly on North line of Pine Street 44 feet, thence Northerly at right angles with Pine 20 Street 110 feet, more or less, being a point which is the Northeast corner of the property herein; thence Westerly at right angles to Tenth **JU** Street 69 feet, more or less, to the East line of Ninth Street; thence Southerly along said East line of Ninth Street 110 feet, more or less, X to the place of beginning, as shown by the duly recorded plat of said NICHOLS ADDITION to the City of Klamath Falls, 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 9110 BEN KERNS RD., KLAMATH FALLS, OR 97601

Dated this <u>Z3</u> day of <u>August</u>, 1996 <u>Ana</u> <u>Ana</u> <u>August</u> <u>GENE J. NEIER</u> <u>NOTARY ACKNOWLEDGEMENT</u> STATE OF <u>OREGON</u> <u>COUNTY OF KLAMATH</u> Personally appeared the above named <u>GENE J. NEIER AND</u>

RUTH NEIER

and acknowledged the foregoing instrument to be their voluntary act.



Before me: Kunderly a Rever

Notary Public for <u>Oregon</u> My commission expires <u>Solution</u>

(seal)

ESCROW NO. MT39228-KA

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