

24648



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WARRANTY DEED
05045213

AFTER RECORDING RETURN TO:
MR. AND MRS. PEREZ
2023 WIARD STREET
KLAMATH FALLS, OR. 97603

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

WILLARD MICHAEL BROWN AND STEPHEN LEONARDO, hereinafter called
GRANTOR(S), convey(s) to ANTONIO PEREZ AND ISABEL PEREZ,
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Tract No. 138, PLEASANT HOME TRACTS #2, in the County of
Klamath, State of Oregon.

CODE 41 MAP 3909-2AC TL 1600

asp | p

"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
\$35,000.00.

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 9th day of September, 1996.

Willard Michael Brown
WILLARD MICHAEL BROWN

Stephen Leonardo
STEPHEN LEONARDO

STATE OF OREGON, County of Klamath)ss.

On September 9th, 1996, personally appeared WILLARD MICHAEL
BROWN AND STEPEHN LEONARDO who acknowledged
the foregoing instrument to be THEIR voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of September A.D., 19 96 at 3:19 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 28279

FEE \$30.00

Bernetha G Letsch, County Clerk
By Cheryl Russell

96 SEP -9 P3:19