

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

"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 STEPHEN 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