

32113

MTC 40293KR  
WARRANTY DEEDVol. M97 Page 2912

JOHN JOSEPH KLEEMAN and GAYLE ELAINE CHRISTMAS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:  
GEORGE KUBAC and CINDY KUBAC, as tenants by the entirety,  
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 7 and the W1/2 of Lot 8, Block 30 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 \$ 182,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~18301 KUBAC DRIVE, MOUNTAIN HILLS, OR 97601~~  
1811 CALHOUN STREET KLAMATH FALLS OR 97601

Dated this 30th day of January, 1997.

John Joseph Kleeman  
JOHN JOSEPH KLEEMAN

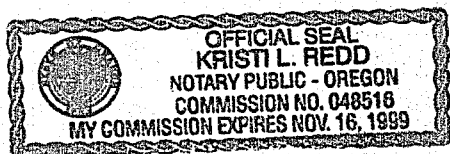
Gayle Elaine Christmas  
GAYLE ELAINE CHRISTMAS

STATE OF Oregon SS. January 30 19 97

COUNTY OF Klamath

Personally appeared the above named John Joseph Kleeman and Gayle Elaine Christmas

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT40293-KR

Return to:

GEORGE KUBAC  
~~18301 KUBAC DRIVE~~  
~~FOUNDATION HILLS, OR 97601~~  
1811 Calhoun Street  
Klamath Falls OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 31st day of January A.D., 1997  
at 11:01 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 2912

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

97 JAN 31 AM 1:01