

32523

MTC 40357 MS Vol. M97 Page 3812
WARRANTY DEED

MARTIN L. FLOGERZI,
Grantor(s) hereby grant, bargain, sell and convey to:
AMY K. BROWN,
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:

THE EAST 88 FEET OF LOT 6 IN BLOCK 30 OF HILLSIDE ADDITION AND ONE-HALF
OF THE ADJOINING VACATED PORTION OF UPHAM STREET, IN THE CITY OF KLAMATH
FALLS, 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 \$ 47,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1304 CRESCENT AVENUE, KLAMATH FALLS, OR 97601

Dated this 5th day of February, 1997.

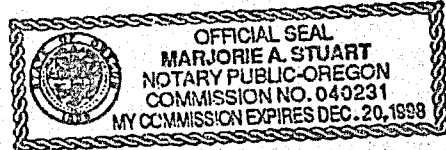
Martin L. Flogerzi
MARTIN L. FLOGERZI

STATE OF Oregon
COUNTY OF Klamath

ss. February 5 1997

Personally appeared the above named Martin L. Flogerzi

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:
Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT40357-MS

Return to:
AMY K. BROWN
1304 CRESCENT AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of February A.D., 19 97 at 11:43 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 3812

FEE \$30.00

Bernetha G. Letsch, County Clerk
by *Kathleen Rose*

97 FEB -7 AM 1:43