

32523

MTC 40357 M 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

SS. February 5 1997

COUNTY OF Klamath

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., 1997 at 11:43 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 3812.

FEE \$30.00

by Bernetha G. Letsch, County Clerk
Bernetha G. Letsch

97 FEB -7 AM 1:43