

32589

MTC 40310
WARRANTY DEEDVol. M97 Page 3952

BARRY C. PETZNICK,

Grantor(s) hereby grant, bargain, sell and convey to:

PRESTON PAGE and INA PAGE, husband and wife,

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 ~~DESCHUTES~~ KLAMATH and State of Oregon, to wit:

Lots 11 and 12 in Block 14 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley which inurred thereto.

ALSO TOGETHER WITH that portion of vacated Graves Street which inurred thereto.

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.

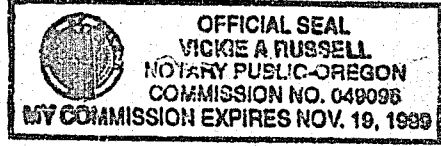
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 258, CRESCENT, OR 97733

Dated this 20th day of JANUARY, 1997.

Barry C. Petznick
BARRY C. PETZNICK

STATE OF OREGONCOUNTY OF DESCHUTESSS. JANUARY 20 19 97Personally appeared the above named BARRY C. PETZNICKand acknowledged the foregoing instrument to be His voluntary act.

Before me:

Vickie A. Russell
Notary Public for OREGON

My commission expires 11-19-1999

(seal)

ESCROW NO. BT002999VR

Return to:
PRESTON PAGE
PO BOX 258
CRESCENT, OR 97733

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 7th day of February A.D., 1997
at 3:42 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 3952.

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

97 FEB -7 P 3:42