

33258

WARRANTY DEED

Vol. M97 Page 5322

DIANE KAY LA BUWI,

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

AL A. TOZER, JR. and SHELLEY D. TOZER, 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:

Lots 9 and 10 in block 38 of HILLSIDE ADDITION to 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 30.920.

The true and actual consideration for this conveyance is \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1293 NW Wall Street, Suite 1391 Bend OR 97701

Dated this 14th day of Feb, 1997

MEXICAN NOTARY ON BACK SIDE

DIANE KAY LA BUWI

* must sign in front of Notary -- see attached

STATE OF _____ SS. _____ 19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me: _____

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT40596-KR

Return to:

AL A. TOZER, JR.

1293 NW Wall Street, Suite 1391
Bend OR 97701

97 FEB 24 AM 1:01

--- EL LIC. HECTOR CASTRO CASTRO, NOTARIO PUBLICO NUMERO SIETE DEL ESTADO, CON EJERCICIO EN LOS MUNICIPIOS DE LA PAZ, LOS CABOS, COMONDU, MULEGE Y LORETO, C E R T I F I C A: QUE LA FIRMA QUE CALZA EL PRESENTE DOCUMENTO ES AUTENTICA POR HABER SIDO PUESTA POR LA SENORA DIANE KAY LA BUWI, EN MI PRESENCIA, QUIEN MANIFESTO QUE ES LA MISMA QUE UTILIZA EN TODOS SUS ACTOS PUBLICOS Y PRIVADOS
--- ESTA CERTIFICACION TENDRA VALIDEZ SIEMPRE Y CUANDO, LAS LEYES DEL LUGAR EN DONDE SE VAYA AUTILIZAR, NO ESTABLEZCAN ALGUNA OTRA FORMALIDAD, PARA TAL EFECTO
--- CABO SAN LUCAS, BAJA CALIFORNIA SUR, A CATORCE DE FEBRERO DE MIL NOVECIENTOS NOVENTA Y SIETE. DOY FE



Re: Escrow MT 40596 KR

STATE OF OREGON : COUNTY OF KLAMATH: ss

Filed for record at request of Amerititle the 24th day of February A.D. 19 97 at o'clock M., and duly recorded in Vol. M97 of Deeds on Page 5327

Bernetha G. Letsch, County Clerk

by Kathleen Ross

FEE \$35.00