

35570

MTC 41020-MS Vol. M97 Page 10246
WARRANTY DEED

EDDIE NUTZ,

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

RAFAEL S. BARAJAS and DONNA J. BARAJAS, 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 KLAMATH and State of Oregon, to wit:

THE NORTH 60 FEET OF LOT 21, CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

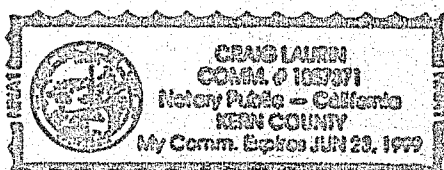
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4230 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Dated this 4 day of April, 1997.

EDDIE NUTZ
STATE OF ORIGCOUNTY OF ReinSS. April 419 97Personally appeared the above named Eddie Nutzand acknowledged the foregoing instrument to be A voluntary act.

(seal)

Before me: Craig Lavin - NotaryNotary Public for CAMy commission expires 6/29/99

ESCROW NO. MT41020-MS

Return to:

 RAFAEL S. BARAJAS
4230 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603
STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

 on this 7th day of April A.D., 1997
at 3:58 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 10246

Bernatha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy.