

35989

MTC 40798-<sup>Vol. M97</sup>KA Page 11070  
WARRANTY DEED

GARY S. TRATZ and CAROL J. TRATZ, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
PETER JOSEPH BARONE and ALEXANDER SOMOGYI, with the rights of survivorship,  
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 3 AND 4 IN BLOCK 50, OF THE SUPPLEMENTARY PLAT OF BUENA VISTA  
ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 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 \$ 100,000.00  
~~130,000.00~~

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 224 Nevada Street, Klamath Falls, OR 97601

Dated this 31<sup>st</sup> day of March, 1997.

Gary S. Tratz  
GARY S. TRATZ

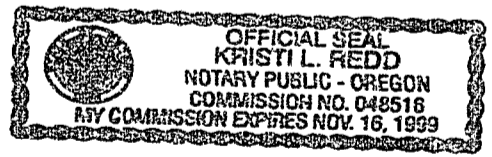
Carol J. Tratz  
CAROL J. TRATZ

97 APR 14 P3:56

STATE OF OREGON ss. March 31 19 97  
COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_  
GARY S. TRATZ and CAROL J. TRATZ

and acknowledged the foregoing instrument to be their voluntary act.



Before me?  
Kristi L. Redd

Notary Public for Oregon  
My commission expires 11/16/99

(seal)  
ESCROW NO. MT40798-KA  
Return to:  
PETER JOSEPH BARONE  
224 Nevada Street  
Klamath Falls, OR 97601

STATE OF OREGON, ss.  
County of Klamath  
Filed for record at request of:  
Amcrittle  
on this 14th day of April A.D., 1997  
at 3:56 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 11070  
Bernetha G. Letsch, County Clerk  
By Kathleen Rose Deputy.  
Fee, \$30.00