

36050

MTC 40945-KR
WARRANTY DEED

Vol. M97 Page 11231

MAX D. BORTZ,

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

KARL REZAC,

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 24, WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1971 PACIFICA Mobile Home, Oregon License No. X167890, Vehicle Identification No. 11456 which is situated on the real property described above.

97 APR 15 P2:26
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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4947 MCKALE STREET, KLAMATH FALLS, OR 97601

Dated this 10th day of April, 1997.

Max D. Bortz
MAX D. BORTZ

STATE OF OREGON

SS. APRIL 10 19 97

COUNTY OF KLAMATH

Personally appeared the above named MAX D. BORTZ

and acknowledged the foregoing instrument to be his ~~her~~ voluntary act.



(seal)

Before me:

Susan E. Davis
Notary Public for Oregon
My commission expires Aug. 19, 2000

ESCROW NO. MT40945-KR

Return to:

KARL REZAC

4947 MCKALE STREET

KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 15th day of April A.D., 1997
at 2:26 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 11231

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.