

36349

'97 APR 18 P3:53

Vol. m97 Page 11884STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED Filed for record at request of:

LYDIA KOJNOK
209 Hill Ave. in AD 516.
Los Gatos, Ca 95030

ATC #03045298

Aspen Title & Escrow

on this 18th day of April A.D., 1997
at 3:53 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 11834

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

AARON POWLESS, hereinafter called GRANTOR(S), convey(s) to
LYDIA KOJNOK hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 16, Block 212, MILLS SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TL 12200

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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$40,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of April, 1996.

Aaron Powless
AARON POWLESS

STATE OF OREGON, County of Klamath)ss.

On April 18, 1996, personally appeared AARON POWLESS who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000

