

37047

MTC 41034-KR Vol 1197 Page 13474  
WARRANTY DEED

PATRICK JAMES BRENNAN and PATSY LENORA BRENNAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:  
PATRICK A. GAUNTZ and CYNTHIA E. GAUNTZ, 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:

Lot 5 in Block 15 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,  
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 \$ 114,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5033 LAURELWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 30<sup>th</sup> day of April, 1997.

Patrick James Brennan  
PATRICK JAMES BRENNAN

Patsy Lenora Brennan  
PATSY LENORA BRENNAN

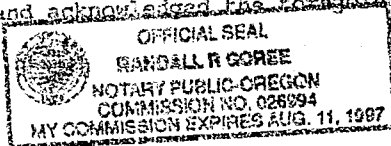
STATE OF Oregon ss. April 30 19 97

COUNTY OF Marion

Personally appeared the above named Patrick James Brennan and

Patsy Lenora Brennan

and acknowledged the foregoing instrument to be their voluntary act.



Before me

[Signature]  
Notary Public for Oregon  
My commission expires 8-11-97

(seal)

ESCROW NO. MT41064-KR

Return to:  
PATRICK A. GAUNTZ  
5033 LAURELWOOD DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 2nd day of May A.D. 1997  
at 11:38 o'clock A.M. and duly recorded  
in Vol. M97 of Deeds Page 13474  
Bernetha G. Letsch, County Clerk  
By Kathleen Reed  
Fees, \$30.00 Deputy