

37737

MTC 41035-KA Vol. 1491 Page 14991
WARRANTY DEED

EDWARD ALANIZ,

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

BOYD D. SHARP and ANNE C. SHARP, 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:

Lot 20 in Block 1, BRYANT TRACTS NO. 2, 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 \$ 80,000.00.

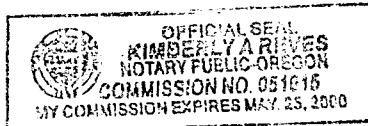
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1509 DERBY STREET, KLAMATH FALLS, OR 97603

Dated this 12 day of May, 1997.Edward Alaniz
EDWARD ALANIZ

STATE OF OREGON

SS. May 12 19 97

COUNTY OF KLAMATH

Personally appeared the above named EDWARD ALANIZand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:

Kimberly A. Rives
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT41035-KA

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

BOYD D. SHARP
1509 DERBY STREET
KLAMATH FALLS, OR 97603

Amerititle

on this 15th day of May A.D., 1997
at 3:46 o'clock P. M. and duly recorded
in Vol. 1491 of Deeds Page 14991

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy