

37863

MTC 41323-MS  
WARRANTY DEED

Vol. M97 Page 15229

CLINTON FRANCIS ADAMS and CAROL JEAN ADAMS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
FERNANDO MORALES,  
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 19 IN BLOCK 309 OF DAWSON ADDITION TO THE CITY OF KLAMATH FALLS,  
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  
whomever, 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 \$ 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2435 UNION AVE., KLAMATH FALLS, OR 97601

Dated this 19th day of May, 1997.

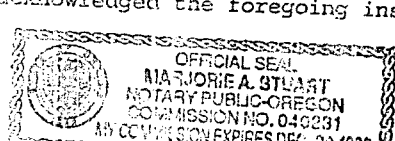
*Clinton Francis Adams*  
CLINTON FRANCIS ADAMS

*Carol Jean Adams*  
CAROL JEAN ADAMS

STATE OF Oregon  
COUNTY OF Klamath SS. May 19 19 97

Personally appeared the above named Clinton Francis Adams and Carol Jean  
Adams

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:  
*Marjorie A. Stuart*  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. NT41323-MS

Return to:  
FERNANDO MORALES  
2435 Union Avenue  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle  
on this 19th day of May A.D. 1997  
at 11:26 o'clock A.M. and duly recorded  
in Vol. M97 of Deeds Page 15229

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*  
Fee, \$30.00 Deputy