

39208

MTC 41473-KR
WARRANTY DEEDVol. M97 Page 18195

PATSY JEAN BAKER,

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

MARTIN ZEPEDA,

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 6 IN BLOCK 3 OF 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1604 DAYTON STREET, KLAMATH FALLS, OR 97603

Dated this 11th day of June, 19 97

Patsy Jean Baker
PATSY JEAN BAKER

STATE OF OREGON

SS. June 11 19 97

COUNTY OF KLAMATH

Personally appeared the above named

PATSY JEAN BAKER

and acknowledged the foregoing instrument to be her voluntary act.



Before me,

Kristi L. Reed
Notary Public for Oregon

My commission expires 11/16/99

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT41473-KR

Return to:

MARTIN ZEPEDA
1604 DAYTON STREET
KLAMATH FALLS, OR 97603

Amerititle

on this 12th day of June A.D. 1997
at 3:53 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 18195

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fec, \$30.00 Deputy:

97 JUN 12 P3:53