

39287

MTC 41489-MG
WARRANTY DEEDVol. 1197 Page 18375

DAVID G. KORZAN,

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

MARY M. PEARSON, an unmarried person,

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 21, BLOCK 1, TRACT NO. 1083, CEDAR TRAILS, 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.

97 JUN 13 P 3:47

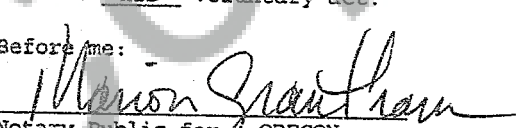
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 169,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 974, KENO, OR 97627Dated this 13 day of June, 19 97

 DAVID G. KORZAN
STATE OF OREGONSS. JUNE 13 19 97COUNTY OF KLAMATHPersonally appeared the above named DAVID G. KORZANand acknowledged the foregoing instrument to be HIS voluntary act.

(seal)

Before me:


 Notary Public for OREGON
My commission expires 1/22/01

ESCROW NO. MT41489-MG

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

MARY M. PEARSON

PO BOX 974

KENO, OR 97627Amerititleon this 13th day of June A.D. 1997at 3:47 o'clock P. M. and duly recordedin Vol. M97 of Deeds Page 18375

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.