

42078

MTC 41964-MS
WARRANTY DEED

Vol. 1797 Page 24019

CHARLES R. MRKVICKA AND NANCY R. MRKVICKA, ALSO KNOWN AS CHARLES MRKVICKA AND NANCY MRKVICKA, AS TENANTS BY THE ENTIRETY,
Grantor(s) hereby grant, bargain, sell and convey to:
WILLIAM R. CASEY, JR. and GAYLE L. CASEY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 87,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11016 FISHER STREET, BONANZA, OR 97623

Dated this 28th day of July, 1997.

Charles D. Mrkvicka
CHARLES D. MRKVICKA

Nancy J. Mrkvicka
NANCY J. MRKVICKA

STATE OF Oregon SS. July 28 19 97

COUNTY OF Klamath

Personally appeared the above named Charles D. Mrkvicka and
Nancy J. Mrkvicka

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

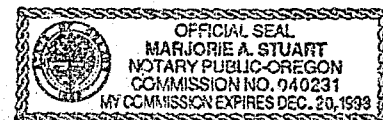
Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

(seal)

ESCROW NO. MT41964-MS

Return to:

WILLIAM R. CASEY, JR.
11016 FISHER STREET
BONANZA, OR 97623



97 JUL 28 P354

EXHIBIT "A"
LEGAL DESCRIPTIONPARCEL 1

Lot 3 in Block 9 of Tract No. 1039, YONNA WOODS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 4, Block 9, TRACT NO. 1039, YONNA WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of July A.D., 19 97 at 3:54 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 24019

FEE \$35.00

Bernetha G. Letsch, County Clerk
By *Bernetha G. Letsch*