

45033

MTC 42444-KR
WARRANTY DEEDVol. M97 Page 29789

LELA M. ZACHARY,

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

HEINZ W. LINAU,

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:

Lots 72 and 73 in Block 79 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1971 Fleetwood Mobile Home, Oregon License #X94552 and Serial #S12504 which is situate in the real property described herein.

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 \$ 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 32419 Bobwhite Drive, Bonanza, OR 97623

Dated this 10th day of September, 1997

X Lela M. Zachary
LELA M. ZACHARY

STATE OF OREGONSS. September 10 19 97COUNTY OF KLAMATH

Personally appeared the above named _____

LELA M. ZACHARY

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT42444-KR

Return to:

HEINZ W. LINAU

32419 Bobwhite Drive
Bonanza, OR 97623

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day of September A.D., 19 97 at 11:37 o'clock A M., and duly recorded in Vol. M97, of Deeds on Page 29789.

FEE \$30.00

By Bernetha G. Lotsch, County Clerk
Kathleen Ross