



47166

97 OCT 17 P336

Vol 1197 Page 34287

## WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

## Aspen Title &amp; Escrow

on this 17th day of October A.D. 1997  
at 3:36 o'clock P. M. and duly recorded  
in Vol M97 of Deeds Page 34287

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Deputy

AFTER RECORDING RETURN TO:  
KRAIG D. FERREIRA  
709 N. 11th  
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

MARKUS WAYNE FERREIRA, herein after called GRANTOR(S), CONVEYS(S)  
and warrant(s) to KRAIG D. FERREIRA herein after called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

The Westerly 35 feet of Lot "E", Block 68, SUPPLEMENTAL PLAT OF  
NICHOLS ADDITION TO THE CITY OF KLAATH FALLS, in the County of  
Klamath and State of Oregon.

Code 1 Map 3809-29DC TL 2900

"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 FEETITLE 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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage, and a Trust Deed in favor  
of Donald N. Caughey and Barbara A. Caughey husband and wife  
recorded February 3, 1995 in Book M-95 at Page 2600 Klamath  
County Records, which grantee herein agrees to assume and pay  
and which is part of the consideration stated herein, AND a  
Trust Deed in favor of Lewis W. Cunningham recorded August 9  
, 1996 in book M-96 at page 24427 which the grantee herein  
agrees to assume and pay on which is part of the consideration  
stated herein,

and will warrant and defend the same against all persons who  
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$28,234.19.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 17th day of October 1997.

Markus Wayne Ferreira  
MARKUS WAYNE FERREIRA

STATE OF OREGON, County of Klamath ss.

On October 17th, 1997, personally appeared Markus Wayne  
Ferreira who acknowledged the foregoing instrument to be his  
voluntary act and deed.

Notary Public for Oregon  
My Commission Expires: 5/31/98

