FORM No. 163 – WARRANTY DEED – STATUTORY FORM (Individual Grantor)

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WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

LYNN G. WESTWOOD

conveys and warrants to JACK CARDOZA and GEORGIANA M. CARDOZA husband and wife, *Grantor,*

except as specifically set forth herein situated in Klamath County, *Grantee, the following described real property free of encumbrances Oregon, to-wit:*

Lot 27, Block 50 in KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon

** 4) An undivided 1/2 interest in oil, gas and mineral rights as reserved in deed from Gertie B. Calahan, et ux, to J.L. Sparretorn, recorded August 19, 1933 in Book 101 at Page 346, Deed Records, Klamath County Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except 1) Conditions, Restrictions as shown on the Recorded plat of Klamath Falls Forest Estates Highway 66 Unit Plat No. 2. 2) Subject to rules and regulations of Fire Patrol District. 3) This proeprty lies within and is subject to the levies and assessments of the Klamath Forest Estates Road District. **

The true consideration for this conveyance is $7,930.35 *(Here comply with the requirements of ORS 93.030)*

Dated this 20th *day of* October, *19* 97

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.

Lynn G. Westwood

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 20, *19* 97, *by* Lynn G. Westwood

OFFICIAL SEAL
DEBBIE K. BERGENER
NOTARY PUBLIC - OREGON
COMMISSION NO. 048807
MY COMMISSION EXPIRES DEC. 17, 1999

Debbie K Bergener

Notary Public for Oregon
My commission expires 12-17-99

WARRANTY DEED

Lynn G. Westwood c/o L & L Westwood
PO Box 924
Klamath Falls, Oregon
GRANTOR

Jack Cardoza and Georgiana M. Cardoza
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Jack Cardoza and Georgiana M. Cardoza
PO Box 7752
Klamath Falls, Oregon 97602

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee: $30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st *day of* October, *19* 97, *at* 11:28 *o'clock* A.M., *and recorded in book/reel/volume No.* M97 *on page* 34559 *or as fee/file/instrument/microfilm/reception No.* 47283, *Record of Deeds of said County.*

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose *Deputy*

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