

WARRANTY DEED

50794

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JAMES CURZON,

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

JOHN K. MEULENER,

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 33, Block 32, **KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2**, 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.

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 \$ 8,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 692, **KLAMATH FALLS, OR 97601**

Dated this 29 day of December, 1997.

James L. Curzon
JAMES CURZON

STATE OF OREGON

SS. December 29 19 97

COUNTY OF KLAMATH

Personally appeared the above named JAMES L. CURZON

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kimberly A. Reves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43347-KA

Return to:

JOHN K. MEULENER

P.O. BOX 692

KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 30th day of December A.D., 1997
at 11:04 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 42318

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.