

50948

MTC 43339-KR
WARRANTY DEEDVol. 1997 Page 42626

JAMES JEFFREY RUSOW and KARLA BETH RUSOW, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GABRIEL C. ANGALICH and PATRICIA M. ANGALICH, as tenants by the entirety,
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 24, Block 10, TRACT 1207, SECOND ADDITION TO NORTH HILLS, 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 \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5551 HAVENCREST DRIVE, KLAMATH FALLS, OR 97603

Dated this 30th day of December, 1997.

James Jeffrey Rusow
JAMES JEFFREY RUSOW

Karla Beth Rusow
KARLA BETH RUSOW

STATE OF OREGON SS. December 30 19 97

COUNTY OF KLAMATH

Personally appeared the above named _____

JAMES JEFFREY RUSOW AND KARLA BETH RUSOW

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

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



ESCROW NO. MT43339-KR

Return to:

GABRIEL C. ANGALICH
5551 HAVENCREST DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of December A.D., 19 97 at 1:37 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 42626

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch

FEE \$30.00