

56267

MTC39424-MS
WARRANTY DEEDVol. M98 Page 11985

MICHAEL MONIRZAD and MARCIA MONIRZAD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
THOMAS WAYNE AMOS and ILA MAE AMOS, husband and wife,
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 14 IN BLOCK 35 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 222, KLAMATH FALLS, OR 97601

Dated this 9th day of April, 1998.

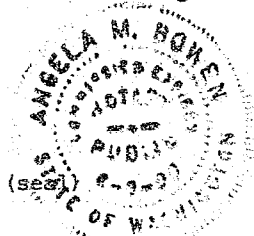
Michael Monirzad
MICHAEL MONIRZAD

Marcia Monirzad
MARCIA MONIRZAD

STATE OF WA SS. 4-9 19 98
COUNTY OF King

Personally appeared the above named Michael Monirzad
and Marcia Monirzad

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Angela M. Boken
Notary Public for WA
My commission expires 9/9/99

ESCROW NO. MT39424-MS

Return to:
THOMAS WAYNE AMOS
PO BOX 222
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 13th day of April A.D., 1998
at 11:48 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 11985

Bernetha G. Letsch, County Clerk

Fee, \$30.00

By Kathleen Rose

Deputy.