

56707

'98 APR 20 P3:26

Vol. M98 Page 13089WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ATC #03047597
AFTER RECORDING RETURN TO:
GARY & CAROL TRATZ
768 PONDEROSA DRIVE
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 20th day of April A.D. 1998
at 3:26 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 13089

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00 Deputy.

JAMES B. DUBOIS and MICHELLE S. DUBOIS, hereinafter called
GRANTOR(S), convey(s) and warrants to GARY S. TRATZ and CAROL
J. TRATZ, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 19, Block 37, SIXTH ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

CODE 96 MAP 3907-25A0 TL 2800

"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 30.390."

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 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
\$15,000.00.

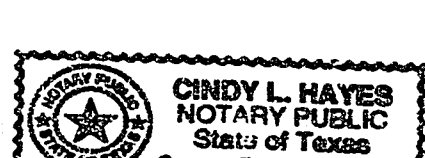
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 17th day of April, 1998.

JAMES B. DUBOIS MICHELLE S. DUBOIS
STATE OF ~~OREGON~~ ^{TEXAS}, County of ~~Klamath~~ ^{Bexar} ss.

On April 17th, 1998, personally appeared JAMES B. DUBOIS AND
MICHELLE S. DUBOIS who acknowledged the foregoing instrument to
be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 8/15/00.



x Cindy L. Hayes 4/17/98
NOTARY PUBLIC FOR TEXAS, County of Bexar