



58353

Vol. M98 Page 16891

'98 MAY 18 P3:12

## STATUTORY WARRANTY DEED

TERRY L JANSSEN

Grantor,

conveys and warrants to KURT A. MOROZKO

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
THE SE 1/4 NE 1/4 SW 1/4 OF SECTION 4 TOWNSHIP 37 SOUTH RANGE 12 EAST OF THE  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29 day of April 19 98

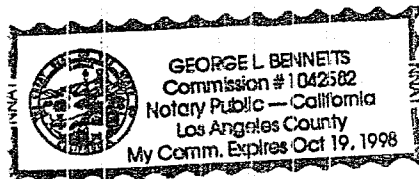
X Terry L. Janssen  
TERRY L JANSSEN

STATE OF CALIFORNIA  
OREGON  
County of LOS ANGELES } ss.

BE IT REMEMBERED, That on this 15<sup>th</sup> day of MAY, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named TERRY L. JANSSEN

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



George Bennetts  
Notary Public for Oregon.  
My Commission expires \_\_\_\_\_ CALIFORNIA

Title Order No. K52380D  
Escrow No. K52308D

After recording return to:

KURT A. MOROZKO

4011 W. AGUENDO #B

LAS VEGAS, NV 89118

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

KURT A. MOROZKO

4011 W. AGUENDO #B

LAS VEGAS, NV 89118

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Title

on this 18th day of May A.D., 1998  
at 3:12 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 16891

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.