

66475

AMT 45762-MS
WARRANTY DEED

Vol. M98 Page 34294

JOHN E. CALZACORTA,

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

EDRA RIESE,

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 5 in Block 1, CYPRESS VILLA, 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 \$ 79,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5919 SUNSET RIDGE ROAD, KLAMATH FALLS, OR 97601-9371

Dated this 17th day of September, 1998

John E. Calzacorta
JOHN E. CALZACORTA

STATE OF Oregon SS. September 17 1998
COUNTY OF Klamath

Personally appeared the above named John E. Calzacorta

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Maynard Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT45762-MS

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

EDRA RIESE

5919 SUNSET RIDGE ROAD

KLAMATH FALLS, OR 97601-9371

Amerititle

on this 18th day of September A.D. 1998
at 9:16 o'clock A.M. and duly recorded
in Vol. M98 of Deeds Page 34294

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*
Fee, \$30.00 Deputy.

01:54 PM SEP 18 1998

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