

66490

AMTC 45932-KR
WARRANTY DEEDVol. M98 Page 34343

BRAD ALAN JOHNSON and NANCY VELIN JOHNSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN E. CALZACORTA and FLORENCE I. CALZACORTA, 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 2 in Block 8 of FIRST ADDITION TO 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 \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4435 DAY DRIVE, KLAMATH FALLS, OR 97603

Dated this 18th day of September, 1998.

Brad Alan Johnson
BRAD ALAN JOHNSON

Nancy Velin Johnson
NANCY VELIN JOHNSON

STATE OF OREGON

COUNTY OF KLAMATH

SS. September 18 19 98

Personally appeared the above named _____

BRAD ALAN JOHNSON & NANCY VELIN JOHNSON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT45932-KR

Return to:

JOHN E. CALZACORTA
4435 DAY DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 18th day of September A.D., 1998
at 11:43 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 34343

Bernetha G. Letsch, County Clerk

By Kathleen Roes
Fec. \$30.00 Deputy.