



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 3425

29596

JAMES E. STEINKE and IRENE D. STEINKE, husband and wife

convey(s) to MARCIA A. LEONARD and ROBERT B. MOIR, not as tenants in common, hereinafter called grantor, but with full rights of survivorship all that real property situated in the County of Klamath, State of Oregon, described as: A tract of land situated in Tract 5 and the Northerly 28 feet of Tract 6 of DeWitt Home Tracts, a duly recorded subdivision, situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northeast corner of said Tract 5; thence South 00° 04' 00" West along the East line of said Tracts 5 and 6, 332.93 feet to a point South 00° 04' 00" West 28.00 feet from the corner common to said Tracts 5 and 6; thence South 89° 49' 00" West, parallel to the line common to said Tracts 5 and 6, 261.68 feet; thence North 00° 04' 00" East 332.93 feet to a point on the North line of said Tract 5; thence North 89° 49' 00" East 261.68 feet to the point of beginning.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Regulations, including levies, liens and utility assessments of the City of Klamath Falls, and Conditions, Restrictions on recorded plat of DeWitt Home and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. *Tracts.

The true and actual consideration for this transfer is \$ 37,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 28th day of February, 19 86.

James E. Steinke
Irene D. Steinke

STATE OF OREGON, County of Klamath)ss.

February 28, 19 86

Personally appeared the above named James E. Steinke and Irene D. Steinke and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Debra Buckingham
Notary Public for Oregon

My Commission Expires: 12-19-88

James E. & Irene D. Steinke

GRANTOR'S NAME AND ADDRESS

Marcia Leonard and Robert Moir

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan

2943 South Sixth Street

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same as listed above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of February, 19 86, at 2:50 o'clock P.M., and recorded in book/reel/volume No. M86 on page 3425 or as document/fee/file/instrument/microfilm No. 58693, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00

06 FEB 29 PM 2 50