

GRANTOR: ARTHUR J. ZIMMERMAN and ESTHER B. ZIMMERMAN, Husband and Wife
CONVEYS AND WARRANTS TO
GRANTEE: LARRY L. LEATON and CAROL J. LEATON, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

The North half of Lot 3, Block 3, FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account #2310-016B0-00300

SUBJECT TO:

1. Covenants, conditions and restrictions as shown on the recorded plat.
2. Set back provisions as delineated on the recorded plat, being 20 feet from the East lot line.
3. An 8 foot utility easement along Westerly lot line as shown on dedicated plat.
4. An easement created by instrument, dated April 8, 1974, recorded April 9, 1974, Volume M74, Page 4307, Microfilm Records of Klamath County, Oregon.

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 appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 7,500.00.

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: February 21, 1989
GRANTOR:

Arthur J. Zimmerman
 Arthur J. Zimmerman
Esther B. Zimmerman
 Esther B. Zimmerman

 Until a change is requested, all tax statements shall be sent to the following address: Larry L. & Carol J. Leaton
 261 McCullum, Cos Bay, OR 97420

 STATE OF OREGON, County of COLUMBIA ss.

 Date: FEBRUARY 21, 1989

 Personally appeared the above named
 Arthur J. & Esther B. Zimmerman

 and acknowledged the foregoing instrument to be their
 voluntary act and deed. Before me:

Maureen J. Gump
 Notary Public for Oregon
 My commission expires: 2/3/92

State of Oregon, County of _____ ss.

Date:

 Personally appeared
 sworn, stated that he is the

 , who being
 of grantor
 corporation and that the seal affixed hereto is its seal and that this instrument was
 voluntarily signed and sealed in behalf of the corporation by authority of its Board of
 Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

ZIMMERMAN TO LEATON

AFTER RECORDING RETURN TO
 KEY ESCROW COMPANY
 Attn: Karin Lea
 P.O. Box 6178
 Bend, OR 97708

REF: 27-12940K

(DON'T USE THIS
 SPACE: RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

Fee \$8.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was re-
 ceived for record on the 6th day of
 March, 1989, at 11:48 o'clock

M., and recorded in book M89 on page 3816
 Witness my hand and seal of County affixed.

Evelyn Biehn
 COUNTY CLERK

By *Online Milne*
 DEPUTY.

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