

## WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called WILLIAM E. DAVIS and TINA M. PETTIT, as tenants in common  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 11 and 12, Block 67, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk 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 the appropriate city or county planning department to verify approved uses."*

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those apparent upon the land, if any, as the date of this deed. and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Witness my hand and seal of the grantor has executed this instrument this 13<sup>th</sup> day of May, 19 91;

In Witness Whereof, the grantor has executed this instrument this 13th day of May, 1914, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ss.  
5/13, 1991

Personally appeared the above named \_\_\_\_\_  
**RUSSELL W. LEAVITT**

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be his voluntary act and deed.

**Before me:**

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_ secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires:

~~RUSSELL W. LEAVITT~~

1939 Leroy  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS  
WILLIAM E. DAVIS and TINA M. PETTIT  
309 LAKEHEAD LANE  
MODESTO, CA 95354

GRANTEE'S NAME AND ADDRESS

After 5 copies, return to  
**WILLIAM E. DAVIS and TINA M. PETTIT**  
**309 LAKEHEAD LANE**  
**MODESTO, CA 95354**

NAME. ADDRESS. ZIP

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

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**WILLIAM E. DAVIS and TINA M. PETTIT**  
**309 LAKEHEAD LANE**  
**MODESTO, CA 95354**

NAME ADDRESS ZIP

**STATE OF OREGON,**

**SS.**

County of Klamath

I certify that the within instrument was received for record on the 14th day of May, 19 91, at 10:20 o'clock A M., and recorded in book M91 on page 9044 or as file/reel number 29369.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

**Recording Officer**

By Debra M. Mueland Deputy

**Fee \$28.00**