

38867

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. m9 Page 26504

KEITH LEAVITT and MARY ANN LEAVITT, Husband and Wife as to an undivided 1/2 interest;
TREVOR K. RUSSELL and VIVIAN E. RUSSELL, Husband and Wife as to an ****
conveys and warrants to NEIL C. GRUHLKE and CAROL A. GRUHLKE, Husband and Wife. Grantor,

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 7 in Block 2 of PLAT NO. 1222, STAGECOACH ACRES, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

****undivided 1/2 interest.

TAX ACCT # 2309 012C0 00300 KEY 817227 CODE 250

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$17,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of December, 1991

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.

Keith Leavitt Mary Ann Leavitt
KEITH LEAVITT MARY ANN LEAVITT

Trevor K. Russell Vivian E. Russell
TREVOR K. RUSSELL VIVIAN E. RUSSELL

STATE OF OREGON, County of Lane) ss.
This instrument was acknowledged before me on

by KEITH LEAVITT MARY ANN LEAVITT December 4, 1991



OFFICIAL SEAL
PATSY J. GILLIAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 002740
MY COMMISSION EXPIRES NOV. 21, 1994

Patsy J. Gilliam
Notary Public for Oregon

My commission expires 11-21-94

WARRANTY DEED

KEITH LEAVITT GRANTOR
NEIL C. GRUHLKE GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

NEIL C. GRUHLKE
CAROL A. GRUHLKE
308 N. BRIDGETON RD.
PORTLAND, OR 97217

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10605CN

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

1. Subject to reservations and restrictions as contained in plat dedication, to wit:

"That we did cause the same to be surveyed and plated as shown on the annexed map and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, all streets as shown said plat being subject to:

(1) A minimum setback of 45 feet from all streets and a minimum setback of 25 feet from all side and back lot lines;

(2) Permanent residential buildings or mobile homes shall be not less than 400 square feet;

(3) A 1 foot reserve strip to Klamath County along the North line of Lots 7 and 8, Block 2;

(4) No buildings or obstructions permitted on easements;

(5) A road easement as shown on Lot 1, Block 1, and all utility easements as shown.

2. Subject to public utility easement over lots as shown on dedicated plat. (Affects North and East 16 feet)

ARIZONA
STATE OF ~~OREGON~~

County of Yuma

ss.

BE IT REMEMBERED, That on this 10th day of December, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named TREVOR K. RUSSELL AND VIVIAN E. RUSSELL

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Dee Davis
Notary Public for ~~OREGON~~ ARIZONA

My Commission expires 12/28/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 19th day of Dec. A.D., 19 91 at 2:17 o'clock P M., and duly recorded in Vol. M91, of Deeds on Page 26504

Evelyn Biehn County Clerk

By Dee Davis

FEE \$33.00