

OK 41472

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

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

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lot 5 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

ACCT # 2309 01200 00700 KEY 817325 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 7<sup>th</sup> day of February, 1992

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.

TREVOR K. RUSSELL

VIVIAN E. RUSSELL

KEITH LEAVITT

MARY ANN LEAVITT

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on

February 7, 1992

by KEITH LEAVITT MARY ANN LEAVITT



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

Notary Public for Oregon  
My commission expires 11-21-94

## WARRANTY DEED

TREVOR K. RUSSELL

GRANTOR

NEIL C. GRULKE

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

NEIL C. GRULKE

CAROL A. GRULKE

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

S10735CN

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the  
day of , 1992,  
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 reservation 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 East, South and West 10 feet)

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

ARIZONA  
STATE OF OREGON,

County of Yuma

ss.

BE IT REMEMBERED, That on this 13 day of February, 1992 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.

[Signature]  
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 26th day  
of Feb. A.D., 1992 at 11:01 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 3922

Evelyn Biehn County Clerk  
By [Signature]

FEE \$33.00