

49219

WARRANTY DEED
MTC 28081-MK

Vol. 92 Page 18561

KNOW ALL MEN BY THESE PRESENTS, That

LEE W. McCLURE and HELEN L. McCLURE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN LEONARDO and CHERIE MAE LEONARDO, as tenants by the entirety, hereinafter called 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 of record and 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 \$ 15,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 4th day of August, 1992; 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 _____) ss.
_____, 19____

Lee W. McClure
LEE W. McCLURE
Helen L. McClure
HELEN L. McCLURE

Personally appeared the above named
LEE W. McCLURE
HELEN L. McCLURE

and acknowledged the foregoing instrument to be _____ 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

My commission expires:

(SEAL)

LEE W. McCLURE and HELEN L. McCLURE	
5250 SONORA WAY	
CARMICHAEL, CA 95608	
GRANTOR'S NAME AND ADDRESS	
STEPHEN LEONARDO and CHERIE MAE LEONARDO	
PO BOX 42	
BLY, OR 97622	
GRANTEE'S NAME AND ADDRESS	
STEPHEN LEONARDO and CHERIE MAE LEONARDO	
PO BOX 42	
BLY, OR 97622	
NAME, ADDRESS, ZIP	
STEPHEN LEONARDO and CHERIE MAE LEONARDO	
PO BOX 42	
BLY, OR 97622	
NAME, ADDRESS, ZIP	

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
_____ Deputy

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

Beginning at the Southeast corner of Lot 13, Block 7 NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West along the South line of said Lot a distance of 100 feet, more or less, to the Northeast corner of the tract of land originally conveyed by J. C. Edsall to V. D. Jones by deed recorded in Book 89 at page 593, Deed Records of Klamath County, Oregon; thence Northeasterly in a straight line a distance of 70 feet, more or less, to a point on the Northeasterly boundary of said Lot 13, which point is 67.2 feet Northwesterly along the Northeasterly boundary of said Lot 13, from the Northeast corner of said Lot 13 and which point is the Northeast corner of property conveyed by grantors to C. S. Elliot by deed dated July 26, 1950 and recorded July 27, 1950 in Book 240 at page 491, Deed Records of Klamath County, Oregon; thence Southeasterly along the Northeasterly boundary of said Lot 13, 67.2 feet to the Northeast corner of said lot; thence South 17 degrees 29' East along the Easterly boundary of said Lot 13, 32.6 feet, more or less, to the point of beginning, being all the portion of said Lot 13 lying East of the portion of said Lot conveyed to C. S. Elliot by the deed above mentioned, together with the rights and reservations in deed to Elliot and as shown in contract with Elliot in Book 240 at page 494, Deed Records of Klamath County, Oregon

PARCEL 2

Portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

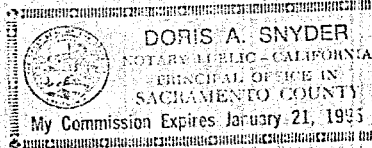
Beginning on the section line at a point 1605 feet West of the Northeast corner of the Section; thence South 150 feet; thence West 100 feet; thence North 150 feet and East 100 feet to the point of beginning.

State of California)
) ss.
County of Sacramento)

On this 4 day of August in the year 1992
before me, Doris A. Snyder

the undersigned Notary Public, State of California, duly commissioned
and sworn, personally appeared Lee W. McClure and
Helen L. McClure

() personally known to me, (X) proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) are subscribed to
this instrument and acknowledged that they executed it.



Doris A. Snyder
Notary Public, State of California

Acknowledgment, General

DA 135 0288

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of Aug. A.D., 19 92 at 9:25 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 8561

FEE \$35.00

Evelyn Biehn County Clerk
By Doris A. Snyder