

KLAMATH COUNTY TITLE COMPANY

K-45257

STATUTORY WARRANTY DEED
 (Individual or Corporation)

LARRY L. GARRETT AND PATRICIA A. GARRETT

conveys and warrants to JAMES R. LEARD AND MARJORIE J. LEARD, HUSBAND AND WIFE WITH THE Grantor.
RIGHT OF SURVIVORSHIP, Grantee.
 the following described real property in the County of KLAMATH and State of Oregon.

LOT 7, MARINA PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
 OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND
 THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 139,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
 VERIFY APPROVED USES.

DATED this 2nd day of June 19 93 If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

Larry L. Garrett
 LARRY L. GARRETT

Patricia A. Garrett
 PATRICIA A. GARRETT

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
 this 2nd day of June 19 93
 by Larry L. Garrett and
Patricia A. Garrett

Debra Buckingham
 Notary Public for Oregon
 My commission expires: 12-19-96

After recording return to:

Mr. & Mrs. James R. Leard
 2330 Marina Dr.
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

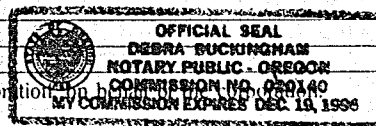
Until a change is requested all tax statements shall be sent to the following address:

Mr. & Mrs. James R. Leard
 2330 Marin Dr.
 Klamath Falls, Oregon 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation in _____



Notary Public for Oregon

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title co
 on this 3rd day of June A.D. 19 93
 at 11:09 o'clock A M. and duly recorded
 in Vol. M93 of Deeds Page 12699
 Evelyn Biehn County Clerk
 By Debra Buckingham
 Deputy.

Fee. \$30.00