

66165

MOUNTAIN TITLE COMPANY

Vol. M93

Page 20148

WARRANTY DEED

mtc 30547-MK

KNOW ALL MEN BY THESE PRESENTS, That TURNSTONE, INC. an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT JAMES LEISTEN and ADRIA SUE LEISTEN, husband and wife, 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:

Lots 10 and 11 in Block 3, TRACT 1260, MONTE VISTA RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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

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 \$ 40,020.00

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 27 day of July, 19 93 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.

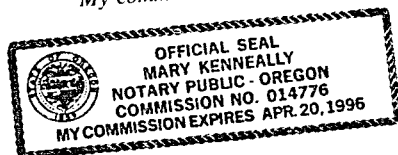
, 19 _____

Personally appeared the above named TURNSTONE, INC.

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 Klamath
The foregoing instrument was acknowledged before me this July 27, 19 93, by Robert Mullen

_____, president, and by _____ secretary of Turnstone, Inc.

a n Oregon _____

Notary Public for Oregon Mary Kenneally
My commission expires: 4/20/96

STATE OF OREGON, _____

County of Klamath
I certify that the within instrument was received for record on the 12th day of August, 19 93, at 1:56 o'clock P. M., and recorded in book M93, on page 20148, or its file reel number 66165.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Danline Mullen Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY