

MIT# 30816

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Craig J. Leonard and Kathleen A. Leonard

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Elliott R. Estes and Dale I. Estes, 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:

Lot 12 in Block 1, Tract No. 1158, THIRD ADDITION TO EAST HILLS ESTATES, 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 of 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 \$ **129,000.00**.

~~THESE INSTRUMENTS ARE NOT VALID UNLESS THEY ARE FILED WITH THE CLERK OF THE COUNTY OF KLAMATH, OREGON, WITHIN THE TIME SPECIFIED IN THE INSTRUMENTS. IF THEY ARE NOT FILED WITHIN THE TIME SPECIFIED, THEY WILL BE VOID.~~

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 25th day of August, 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 Klamath ss.
August 25, 19 93

Personally appeared the above named
Craig J. Leonard
Kathleen A. Leonard

Craig J. Leonard
Craig J. Leonard

Kathleen A. Leonard
Kathleen A. Leonard

and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Judith L. Caldwell
Notary Public for Oregon
My commission expires: 8-31-95

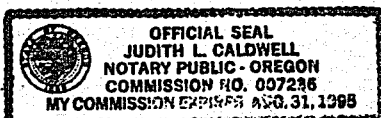
STATE OF OREGON, County of _____ ss.

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)



Craig J. Leonard

Kathleen A. Leonard

C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Elliott R. Estes

Dale I. Estes

C/O KFFSL

GRANTEES NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 26th
day of Aug., 19 93,

at 11:30 o'clock A.M., and recorded
in book M93 on page 21492 or as
file/reel number 66880.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Muelendore Deputy

Fee \$30.00