

69530

MOUNTAIN TITLE COMPANY

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KNOW ALL MEN BY THESE PRESENTS, That STAN S. SEVRUK AND MARIAN L. SEVRUK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALICE MARIE LEONARD

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:

A portion of Tract 27 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:
Beginning at the most Northerly point of Tract 27 of Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence 145.2 feet Southeasterly along the Northeasterly line of said Tract 27; thence 300 feet Southwesterly parallel to the Northwesterly line of said Tract 27; thence 145.2 feet Northwesterly along the Southwesterly line of said Tract 27; thence 300 feet Northeasterly to the point of beginning.

"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 to the land, if any, as of 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 \$ 71,000.00

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.

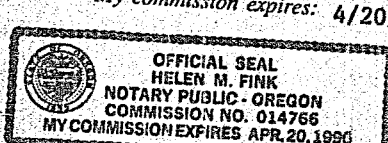
In Witness Whereof, the grantor has executed this instrument this 11 day of October, 1993, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON
County of KLAMATH
October 11, 19 93 ss.

Personally appeared the above named STAN S. SEVRUK, individually and as ATTORNEY IN FACT FOR MARIAN L. SEVRUK

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

Before me: Helen M. Fink
Notary Public for Oregon
My commission expires: 4/20/96



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)

STAN S. SEVRUK AND MARIAN L. SEVRUK

2118 KIMBERLY DRIVE
KLAMATH FALLS, OR 97603

ALICE MARIE LEONARD
1003 TAMERA
KLAMATH FALLS, OR 97603

After recording return to:
ALICE MARIE LEONARD
1003 TAMERA
KLAMATH FALLS, OR 97603

Until a change is requested all communications shall be sent to the following address:
ALICE MARIE LEONARD
1003 Tamera
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of Oct., 19 93, at 10:21 o'clock A. M., and recorded in book M93 on page 26515 or as file/reel number 69530, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dorinda M. Mueland Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY