

WARRANTY DEED
MTC 31453-MK

KNOW ALL MEN BY THESE PRESENTS, That GINA L. BOOK and JOHN R. LEHTO, with the rights of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. LEHTO and GINA L. LEHTO, 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 thereto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 11 in Block 1 of BEL AIRE GARDENS, 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." AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 SEVEN HUNDRED AND NO CENTS \$700.00

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 15 day of November, 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 ss.
November 15, 1993

GINA L. BOOK

JOHN R. LEHTO

Gina L. Book
John R. Lehto

Personally appeared the above named
GINA L. BOOK
JOHN R. LEHTO

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

Before me: *Mary Kenneally*
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____, _____ president, and by _____ secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

GINA L. BOOK and JOHN R. LEHTO 5538 BEL AIRE DRIVE KLAMATH FALLS, OR 97603	GRANTOR'S NAME AND ADDRESS:
JOHN R. LEHTO and GINA L. LEHTO 5538 BEL AIRE DRIVE KLAMATH FALLS, OR 97603	GRANTOR'S NAME AND ADDRESS:
JOHN R. LEHTO and GINA L. LEHTO 5538 BEL AIRE DRIVE KLAMATH FALLS, OR 97603	GRANTOR'S NAME AND ADDRESS:
JOHN R. LEHTO and GINA L. LEHTO 5538 BEL AIRE DRIVE KLAMATH FALLS, OR 97603	GRANTOR'S NAME AND ADDRESS:

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 19th day of November, 1993 at 10:34 o'clock A.M. and recorded in book M93 on page 30644 or as file/reel number 71527.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
Recording Officer
By Rennette Mueller Deputy

Fees: \$30.00

MOUNTAIN TITLE COMPANY 11-19-93 10:34 RCVD

MOUNTAIN TITLE COMPANY