

WARRANTY DEED

02-24-95A09:00 RLY

KNOW ALL MEN BY THESE PRESENTS, That

DEAN H. LEVIE AND PEARL C. LEVIE,

TRUSTEES OF THE LEVIE LIVING TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 RAYMOND E. GROSSMAN and JACQUELINE R. GROSSMAN, 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 therunto belonging or appertaining,
 situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15 in Block 33 of LOT SPRINGS ADDITION to the City of Klamath Falls,
 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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants and with said grantee and grantee's heirs, successors and assigns, that grantor's 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 \$ 85,000.00

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 21st day of FEBRUARY 19 95, 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
 FEBRUARY 19 95

DEAN H. LEVIE AND PEARL C. LEVIE,
 TRUSTEES OF THE LEVIE LIVING TRUST
 Dean H. Levie, TRUSTEE

Personally appeared the above named
 DEAN H. LEVIE AND PEARL C. LEVIE,
 TRUSTEES OF THE LEVIE LIVING TRUST

Pearl C. Levie
 Pearl C. Levie, TRUSTEE

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

Before me, Brown Schindler
 Notary Public for Oregon
 My commission expires: 12/10/98

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)

TRUSTEES OF THE LEVIE LIVING TRUST

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 24th

day of Feb 19 95,

at 9:00 o'clock A. M., and recorded

in book M95 on page 4083 or as

file/reel number 95313

Record of Deeds of said county

Witness my hand and seal of County
 affixed

Bernetha G. Letsch, County Clerk

Recording Officer

By Pauline J. Kullenshoe Deputy

FEE: \$30.00