

MTC 36000 PS

## WARRANTY DEED

LAJOS LEKA,

Grantor(s) hereby grant, bargain, sell and convey to  
JOHN THOMAS BRADLEY and CHRISTINE C. BRADLEY, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lots 12, 13, 14, 15 and 16 in Block 19 of SECOND RAILROAD ADDITION to the  
City of Klamath Falls, according to the official plat thereof on file in  
the office of the County Clerk of Klamath Coaunty, Oregon, LESS AND  
EXCEPT the Northerly 48.78 feet of Lot 12, Block 19, SECOND RAILROAD  
ADDITION to the City of Klamath Falls.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2023 BENSON, KLAMATH FALLS, OR 97601

Dated this 11th day of Aug, 1995.

Lajos Leka  
LAJOS LEKA

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 8/11 19 95

COUNTY OF Klamath

Personally appeared the above named Lajos Leka

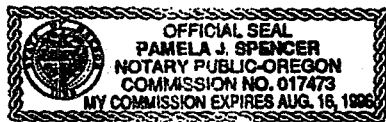
and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Pamela Spencer

Notary Public for Oregon

My commission expires 8/16/96



(seal)

Return to:  
JOHN THOMAS BRADLEY  
2023 BENSON  
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 2nd day  
of October A.D., 19 95 at 10:17 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 26565.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller