

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043914

AFTER RECORDING RETURN TO: LESLIE H. KLEIN 745 PACIFIC TERRACE KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

STEPHEN S. NAGY, M.D. AND DONNA P NAGY, hereinafter called GRANTOR(S), convey(s) to LESLIE W. KLEIN, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 1, Block 47, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. AND the Northerly 50 feet of Lot 8, Block 43, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of

CODE 1 MAP 3809-28CA TAX LOT 10800 CODE 1 MAP 3809-28CA TAX LOT 4400

"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 30.390"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$198,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17TH day of NOVEMBER, 1995. $\widehat{\ }$

Stemm S. Ne STEPHEN S. NAGY, M.D.

DONNA P.

STATE OF OREGON County of KLAMATH

On 11-27, 1995, STEPHEN S. NAGY, M.D. AND DONNA P. NAGY personally appeared before me,

who is personally known to me
whose identity I proved on the basis of oregin trivers' Lucinses
whose identity I proved on the oath/affirmation of

to be the signer of the above document, and he/she acknowledged that Me/she signed it.

Notary Public for OREGON My Commission Expires: -22-97





HARRAHIY DEED

ASPEN TITLE ESCROW NO. GIB43914

LEDLIE H. BLEIN. 745 PACTEIC TERRACE AFTUR RECORDING RETURN TO:

KLAMAIN FALLS, OREGON 97601

UNITEL A CHANGE IS REQUESTED ALL TAX

SAME AS ABUVE STATEMENTS TO THE FULLQUING ADDRESS:

Sitemen S. MACY, N.D. AND DONNA PENAGY, hereingiter called GRANIDE(S), convey(s) to LESLIE Hypelein, hereing fear collect GRANIEL(S), all that real property situated to the Compay of Klamath, State of Oregon, described as:

Lou 1. black 47, HOI SPREMAS ADDITION TO THE CLCT OF MAXIOUS FALLOS, In the County of Flamath, Chate 2. browns are all northerty 50 feet of tot 3, Block 45, Hittstee nobline to int Dilly 36 Klasach Falls, in the County of Klasach, Block 45, Oregons

CODE 1 MAP 3809-280A IAK LOT 1050 CODE 1 MAP 3939-280M IAX LOT 4400

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and will watrant and defend the same equipment lawfully claim the same, except as shown elered

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Singular includes the plural. In construing this deed and where the

FEE \$35.00

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on Page ____32462 Bernetha G. Letsch, County Clerk annette muller

Filed for record at request of ______ASPEN_TITLE & ESCROW of _____November _____A.D., 19 __95 __ at ____3:39 __o'clock __P.___ _ the _ 28th M., and duly recorded in Vol. Deeds M95

STATE OF OREGON: COUNTY OF KLAMATH: SS.

to be the signer of the above document, and have a name of the that he/she shoned it. personally appeared before mc,

who is pursonally known to se

ve whose identity i proved on the outer attribute and the outer attribute.

that hofshe stoned it.

Norary Public for ORECCH My Commission Expires:

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