



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 H. 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
Oregon.

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.

Stephen S. Nagy
STEPHEN S. NAGY, M.D.

Donna P. Nagy
DONNA P. NAGY

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 Oregon Drivers' Licenses
☐ whose identity I proved on the oath/affirmation of

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

Marlene T. Addington
Notary Public for OREGON
My Commission Expires: 3-22-97



