

K-48 232
DEC 21 1995
WARRANT DEEDKNOW ALL MEN BY THESE PRESENTS, That **DEBRA LEE ESPARZA, AN UNMARRIED WOMAN**hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JAMES H. LEE AND VIRGINIA N. LEE AS TRUSTEES OF THE LEE FAMILY REVOCABLE LIVING TRUST UTD 8-11-93**

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **KLAMATH** County, State of Oregon, described as follows, to-wit: Lot 2 Block 63, Nichols 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.

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances **reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigations and/or drainage**

and that grantor will warrant and forever defend the 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.

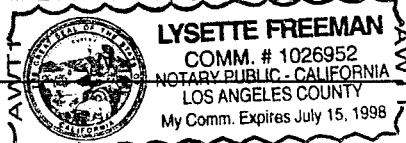
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00.

(1) However, the actual consideration consists of or includes other property or value given or promised which is the whole. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of **DECEMBER**, 19 95; If a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors

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.

Debra Lee Esparza
DEBRA LEE ESPARZA

STATE OF California, County of Los Angeles

This instrument was acknowledged before me on December 18, 19 95
by DEBRA LEE ESPARZA

This instrument was acknowledged before me on December 18, 19 95
by Lysette Freeman
as Notary Public
of Los Angeles County, California

Comm expires 7-15-98

Debra Lee Esparza260 NorumbegaMonrovia, CA 91016

Grantor's Name and Address

Mr. and Mrs. James Lee825 Lincoln StreetKlamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Mr. and Mrs. James Lee825 Lincoln StreetKlamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip).

SAME

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of Dec, 19 95, at 10:20 o'clock A M., and recorded in book/reel/volume No. M95 on page 34609 and/or as fee/file instrument/microfilm/reception No. 10819

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE

By Dorinda Mulendore, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00