



96 FEB 14 P3:08
K-48791

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STATUTORY WARRANTY DEED

LS2B CO., INC.

conveys and warrants to PAT TANSY Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

PARCEL 1: The W1/2N1/2SW1/4NE1/4 in Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: The SE1/4SW1/4NE1/4 and SE1/4NE1/4 in Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 2410-1600-300 Key No. 156547

This property is free of liens and encumbrances, EXCEPT: Covenants, conditions, restrictions and easements of record.

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 consideration for this conveyance is \$ 14,600.00 (Here comply with the requirements of ORS 93.030)

Dated this 18 day of January 19 96

LS2B CO., INC.

Leon Virgin
LEON VIRGIN, PRESIDENT

STATE OF OREGON
County of Deschutes } ss.

On this 18 day of January, 1996, before me appeared LEON VIRGIN

known, who being duly sworn, did say that he, the said LEON VIRGIN both to me personally is the PRESIDENT President, and he, the said is the Secretary of LS2B CO., INC.

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and LEON VIRGIN and acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written



Bonnie C. Wilkins
My Commission expires 7-27-97 Notary Public for Oregon.

Title Order No. K-48791

Escrow No. 9610018

After recording return to:

PAT TANSY

P O BOX 2173

LAPINE, OR 97739

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

PAT TANSY

P O BOX 2173

LAPINE, OR 97739

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 14th day of Feb A.D. 19 96
at 3:08 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 4255

Bernetha G. Letsch County Clerk

By Pauline Mulendore

Fee, \$30.00

Deputy.