

MTC 39115 KA

## WARRANTY DEED

JACQUELINE C. LESLIE,

Grantor(s) hereby grant, bargain, sell and convey to:

JOE T. BREWER, JR. and TONI L. BREWER, 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:

Lot 1, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the United States of America, recorded in Volume 99, page 481, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded July 6, 1977 in Volume M77, page 11849, Microfilm Records of Klamath County, Oregon.

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 4565 Southside Expressway, Klamath Falls, OR 97603

Dated this 14 day of October, 1996.

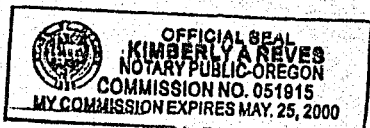
*Jacqueline C. Leslie*  
JACQUELINE C. LESLIE

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. OCTOBER 14 19 96COUNTY OF KLAMATH

Personally appeared the above named JACQUELINE C. LESLIE

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

ESCROW NO. MT39115-KA

Return to:

JOE T. BREWER, JR.  
4565 Southside Expressway  
Klamath Falls, OR 97603

Before me:

*Kimberly A. Reeves*  
Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 1st day of November A.D., 19 96  
at 3:53 o'clock P M. and duly recorded  
in Vol. M96 of Deeds Page 34661  
Bernetha G. Letsch County Clerk  
By *Kathleen Reeves*

Fee, \$30.00

Deputy.

96 NOV -1 P3:53