

97 JAN 10 P3:55

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01045683

Filed for record at request of:

AFTER RECORDING RETURN TO:

Judy Jiminez

2521 Vine Avenue
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow
on this 10th day of January A.D., 19 97
at 3:55 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 834
Bernetha G. Leach County Clerk
By Jynelle Petty Deputy.
Fee, \$30.00

BRADLEY J. LECKLIDER, hereinafter called GRANTOR(S), convey(s)
to JUDY JIMINEZ, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 446 in Block 126, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AD, Tax Lot 11000

"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
\$30,000.00.

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 23rd day of December, 1996.

Bradley J. Lecklider
BRADLEY J. LECKLIDER

STATE OF OREGON, County of Deschutes)ss.

On December 23, 1996, personally appeared the above named
Bradley J. Lecklider and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 10-27-00