

32415

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AFTER RECORDING MAIL TO:  
**GEORGE HOSELTON**  
 ATTORNEY AT LAW  
 P.O. BOX 370  
 GLADSTONE, OR 97027

'97 FEB -5 P1:13

SEND TAX STATEMENTS TO:

Mary Faye Leverenz Living Trust  
 15560 SE Ranier Avenue  
 Clackamas, OR 97015

WARRANTY DEED

Mary Faye Leverenz, Grantors, conveys and warrants to Mary Faye Leverenz Living Trust, Mary Faye Leverenz, Trustee, Lester R. Everett and Marilyn Jean Huntley, Successor Co-Trustees, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

A tract of land in Section 9, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, being a portion of Block 20, according to the duly filed plat of ROOTS ADDITION TO MARSHFIELD, filed March 27, 1889, in the County of Clackamas and State of Oregon, described as follows:

BEGINNING at an iron pipe on the West line of said Block 20, a distance of 70.77 feet North of the Southwest corner of Lot 5, of said Block 20; thence East parallel with the South line of said Lot 5, a distance of 140.00 feet to an iron pipe on the East line of Lot 4, in said Block 20; thence North along the East line of said Block 20, a distance of 29.00 feet to an iron pipe at the angle corner in the Easterly boundary of that tract of land conveyed to Kevin L. Farrens, et ux, recorded June 17, 1974, as Recorder's Fee No. 74-16525, Film Records; thence Northwesterly along the boundary of said Farrens tract 50.67 feet to an iron pipe at the Northeasterly corner thereof; thence West parallel to the North line of said Block 20 and along the North line of the said Farrens tract, a distance of 120.07 feet to an iron pipe at the Northwest corner of said Farrens tract; thence South along the West line of said Block 20, a distance of 75.00 feet to the point of beginning.

"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 USED AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

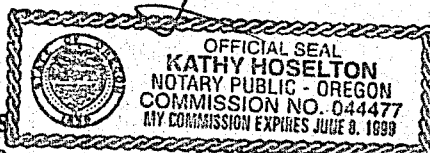
The true consideration for this conveyance is \$10.00 and other valuable consideration..

Dated this 30th of January 1997.

Mary Faye Leverenz  
 Mary Faye Leverenz  
 GRANTOR

STATE OF OREGON  
 COUNTY OF CLACKAMAS  
 Personally appeared the above  
 named Mary Faye Leverenz, on this  
 30th day of January, 1997, and  
 acknowledged the foregoing as their  
 voluntary act and deed.

Kathy Hoselton  
 NOTARY PUBLIC FOR OREGON  
 COMM. EXP. 6/8/99



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of George Hoselton the 5th day  
 of February A.D., 1997 at 1:13 o'clock P.M., and duly recorded in Vol. M97  
 of Deeds on Page 3548.

FEE \$30.00

by Bernetha G. Letsch, County Clerk  
Kathleen Rose