

32529

MTC 40492 MS
WARRANTY DEED

Vol. M97 Page 3829

LESLIE W. KLEIN,

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

BRYAN J. STUART,

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:


THE EAST 1/2 OF LOT 1, BLOCK 32, HILLSIDE 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.

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 \$ 54,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3610 SMALL COURT, KLAMATH FALLS, OR 97603

Dated this 6th day of Feb., 1997

 LESLIE W. KLEIN

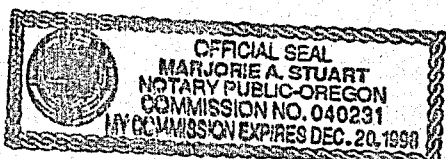
STATE OF Oregon

SS. February 6 19 97

COUNTY OF Klamath

Personally appeared the above named Leslie W. Klein

and acknowledged the foregoing instrument to be his voluntary act.



Before me:


 Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40492-MS

Return to:

BRYAN J. STUART

3610 Small Court

Klamath Falls, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day of February A.D., 19 97 at 11:44 o'clock A.M., and duly recorded in Vol. M97 of Deeds on Page 3829

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross

97 FEB -7 AM 1:44