

PETER M. BOURDET AKA PETE BOURDET,

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

JACK MONROE LEE, JR. and LAWANA LEE LEE, as tenants by the entirety,

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:

Parcels 1 and 2 of ~~933121111111~~ Land Partition 47-96, being a portion of Parcel 2 of Land Partition 74-94, being Parcel 3 of "Land Partition 17-93" situated in the E1/2 SW1/4 of Section 22, the W1/2 SW1/4 of Section 23, and the NW1/4NW1/4 of Section 26, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.3

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:

SUBJECT TO: Grantors named herein hereby set up the following Covenants, Conditions and Restrictions:

"Homes, mobile home and prefab homes shall be no less than 1,600 square feet and shall be built on a foundation. Mobile home or prefab homes are allowed if not more than three years old when placed on the property."

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 \$ 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1427, CHILQUIN, OR 97624.

Dated this 28th day of May, 1997

Peter M. Bourdet
PETER M. BOURDET AKA PETE BOURDET

STATE OF OREGON

COUNTY OF KLAMATH

SS.

May

28

19 97

Personally appeared the above named

PETER M. BOURDET aka PETE BOURDET

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT40935-KR

Return to:

JACK MONROE LEE, JR.

P.O. BOX 1427

CHILQUIN, OR 97624

STATE OF OREGON,
County of Klamath

Filed for record at request of:

Amerititle

on this 28th day of May A.D., 1997

at 3:18 o'clock P. M. and duly recorded

in Vol. 1797 of Deeds Page 16442

Bernetha G. Letsch, County Clerk

By

Kristi L. Redd

Fee \$30.00

Deputy