

PATRICIA C. LEACH,

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

CHRISTIAN J. GATZ and PENNY GATZ, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 8,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 200 LEACH DR., MIDLAND, OR 97634

Dated this 21ST day of July, 1997.

*Patricia C. Leach*  
PATRICIA C. LEACH

STATE OF OREGON

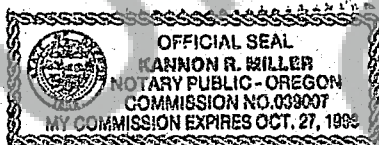
SS. July 21 19 97

COUNTY OF WALLOWA

Personally appeared the above named PATRICIA C. LEACH

and acknowledged the foregoing instrument to be HER voluntary act.

(seal)



Before me:

*Kannon R. Miller*  
Notary Public for OREGON  
My commission expires 10.27.98

ESCROW NO. MT42027-LW

Return to:

CHRISTIAN J. GATZ

200 LEACH DR.

MIDLAND, OR 97634

EXHIBIT "A"  
LEGAL DESCRIPTION

23610

Lot 3 in Block 3 of MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the West 200 feet of said Lot 3.

ALSO EXCEPTING THEREFROM that portion described as Lot 3A (well lot) on the dedicated plat of Midland Hills Estates.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of July A.D., 1997  
at 3:40 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 23609

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$35.00

Deputy.