



97 SEP 25 10:51

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STATUTORY WARRANTY DEED

BRUCE E. NILES AND LINDA A. NILES

conveys and warrants to LENTHAL J. CONLEE AND SANDRA J. CONLEE, HUSBAND AND WIFE, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 4, 5 AND 6 IN BLOCK 37 OF MOUNTAIN VIEW 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. Grantee,

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 148,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 19 day of September 19 97

BRUCE E. NILES

LINDA A. NILES

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 22nd day of September, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named BRUCE E. NILES AND LINDA A. NILES

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K51167-D
Escrow No. K51167D

After recording return to:

LENTHAL J. & SANDRA J. CONLEE
1844 BENSON AVENUE
KLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

LENTHAL J. & SANDRA J. CONLEE
1844 BENSON AVENUE
KLAMATH FALLS, OR 97601

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 25th day of Sept. A.D. 1997
at 10:51 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 31308

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy: