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97 OCT -1 P3:08

STATUTORY WARRANTY DEED

WALTER E. WAGNER AND ELEANOR A. WAGNER

conveys and warrants to PATRICK LEAL AND JENNIFER LEAL, HUSBAND AND WIFE, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

LOTS 27, 28 AND 60 IN BLOCK 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH, COUNTY, OREGON.

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 \$ 25,000.00 (Here comply with the requirements of ORS 93.030)Dated this 23 day of September 19 97Walter E. Wagner
WALTER E. WAGNEREleanor A. Wagner
ELEANOR A. WAGNER

STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 1st day of October 19 97, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
WALTER E. WAGNER AND ELEANOR A. WAGNER

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.

Debra Buckingham
Notary Public for Oregon.
My Commission expires 12-19-2000Title Order No. K-51302Escrow No. K51302D

After recording return to:

PATRICK LEAL1949 TUXFORD PLACEMANTECA, CA 95336

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.PATRICK LEAL1949 TUXFORD PLACEMANTECA, CA 95336

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 1st day of October A.D., 1997
at 3:08 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 32318

Bernetha G. Letsch, County Clerk

By Kathleen Ross
fee, \$30.00 Deputy