

47911

MTC 42947-KA Vol. M97 Page 36067
WARRANTY DEED

NANCY M. BAKER WHO ACQUIRED TITLE AS NANCY M. ALLEN,
Grantor(s) hereby grant, bargain, sell and convey to:
BRIAN T. LESLIE and THERESA L. CARRIGAN, with the rights of survivorship.
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:

Parcel 3 of Land Partition 3-94, being Lot 10 of "Bailey Tracts" situated
in the SW1/4 of the SE1/4 of Section 2, Township 39 South, Range 9 East
of the Willamette Meridian, 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 \$ 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2839 KANE STREET, KLAMATH FALLS, OR 97603

Dated this 30 day of October, 1997.

Nancy M. Baker
NANCY M. BAKER

STATE OF OREGON ss. October 30 19 97
COUNTY OF KLAMATH
Personally appeared the above named NANCY M. BAKER

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT42947-KA

Return to:
BRIAN T. LESLIE
2839 KANE STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 31st day of October A.D. 1997
at 10:13 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 36067

Bernetha G. Letsch, County Clerk

By Kathleen Rose Deputy.
Fee, \$30.00