

NS

49337

97 DEC -1 11:44 Vol. M97 Page 39098

Steven J. Pettit

STATE OF OREGON,  
County of Klamath } ss.

Grantor's Name and Address

I certify that the within instrument was received for record on the 1st day of December, 1997, at 11:44 o'clock A.M., and recorded in book/reel/volume No. M97 on page 39098 and/or as fee/file/instrument/microfilm/reception No. 49337, Record of Deeds of said County.

Grantee's Name and Address

SPACE RESERVED  
FOR  
RECORDERS USE

Witness my hand and seal of County affixed.

After recording, return to (Name, Address, Zip):

Steven J. Pettit  
1839 Melanie Court  
Klamath Falls, OR 97601

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Steven J. Pettit  
1839 Melanie Court  
Klamath Falls, OR 97601

Fee: \$30.00

By Kathleen Russ, Deputy.

MTC 43171-KR

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Steven J. Pettit

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Steven J. Pettit, LeAnn Pettit, Frank Cannon and Barbara Cannon, all with rights of survivorship, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 12 in Block 1 of Tract No. 1182 Green Knoll Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

\_\_\_\_\_, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 25 day of November, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STEVEN J. PETTIT

STATE OF OREGON, County of KLAMATH ) ss.This instrument was acknowledged before me on November 25, 1997,by STEVEN J. PETTIT

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
KIMBERLY A. REEVES  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 051915  
MY COMMISSION EXPIRES MAY 25, 2000

Notary Public for Oregon

My commission expires 5/25/2000