



51337

98 JAN -9 P3:12

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STATUTORY WARRANTY DEED

STEWART W. CLEAVE AND JUDITH M. CLEAVE

conveys and warrants to MICHAEL B. SPEKTOR AND MIRA SPEKTOR, HUSBAND AND WIFE, Grantor,

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

LOTS 1 AND 2 IN BLOCK 3 OF TRACT 1145 NOB HILL, A RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, 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 \$ 154,900.00 (Here comply with the requirements of ORS 93.030)Dated this 05 day of January 19 98

X

STEWART W. CLEAVE

X

JUDITH M. CLEAVE

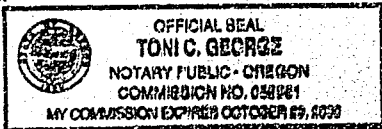
STATE OF OREGON

County of Marion } ss.

BE IT REMEMBERED, That on this 7th day of JAN 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named XXXX JUDITH M. CLEAVE XX

known to me to be the identical individual she described in and who executed the within instrument and acknowledged to me that she 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.



Tonic George
Notary Public for Oregon.
My Commission expires Oct 29, 2000

Title Order No. K-51815Escrow No. K51815D

After recording return to:

MICHAEL B. SPEKTOR402 MOUNTAIN VIEW BLVD.KLAMATH FALLS, OR 97601

Name, Address, Zip

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

MICHAEL B. SPEKTOR402 MOUNTAIN VIEW BLVD.KLAMATH FALLS, OR 97601

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 9th day of January, 1997, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Stewart W. Cleave

known to me to be the identical individual.... described in and who executed the within instrument and acknowledged to me that he 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.

Debora Buckingham

Notary Public for Oregon

My commission expires 12-19-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 9th day of January A.D., 1998 at 3:12 o'clock PM., and duly recorded in Vol. M98 of Deeds on Page 728.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross