

52141

MTC 43544-KA
WARRANTY DEEDVol. M98 Page 2307

GARY A. FLORENCE and PATSY W. FLORENCE, fka PATSY W. THOMPSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RUSSELL W. LEAVITT and JANICE C. LEAVITT, husband and wife,
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:

Lots 9, 10, 11, and 12, Block 36 of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of 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 \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1777 ARLINGTON DRIVE, KLAMATH FALLS, OR 97601

Dated this 21st day of January, 1998.

Gary A. Florence
GARY A. FLORENCE

Patsy W. Florence
PATSY W. FLORENCE

STATE OF Washington

COUNTY OF King

SS. January 21 1998

Personally appeared the above named Gary A. Florence and Patsy W. Florence

and acknowledged the foregoing instrument to be Their voluntary act.



ESCROW NO. MTC43544-KA

Return to:

RUSSELL W. LEAVITT
1777 ARLINGTON DRIVE
KLAMATH FALLS, OR 97601

Before me:
Marianne McKinnell
Notary Public for King County, State of Washington
My commission expires 10-09-2000
Residing in King County WA

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 23rd day of January A.D. 1998
at 3:47 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 2307

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee. \$30.00 Deputy.

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