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## STATUTORY WARRANTY DEED

JOHN D. MONFORE AND LINDA MONFORE

conveys and warrants to WILLIAM J. LEARY AND NANCY H. LEARY, HUSBAND AND WIFE, Grantor,

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

THE SOUTHERLY 70.00 FEET OF LOT 1 AND THE NORTHERLY 20.0 FEET OF LOT 2 (MEASURED ALONG THE EAST LINE OF SAID LOTS), IN BLOCK 3 OF TRACT 1091, LYNNWOOD, IN THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THE VACATED PORTION OF ARROWHEAD ROAD (30 FEET WIDE)M ADJOINING.

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 \$ 220,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13 day of April 19 98.

John D. Monfore  
JOHN D. MONFORE

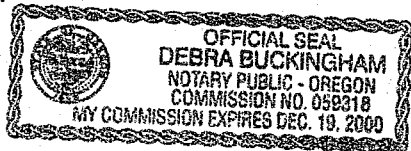
Linda Monfore  
LINDA MONFORE

STATE OF OREGON  
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 16 day of April 19 98 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOHN D. MONFORE AND LINDA MONFORE

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 12-19-2000

Title Order No. K-52205Escrow No. K52205D

After recording return to:

WILLIAM J. LEARY1259 BUCK ISLAND DRIVEKLAMATH FALLS, OR 97603

Name, Address, Zip

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

WILLIAM J. LEARY1259 BUCK ISLAND DRIVEKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Title

on this 17th day of April A.D., 1998  
at 9:34 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 12733

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fec. \$30.00

Deputy.