

57304

NTC 44088-LW
WARRANTY DEEDVol. 1298 Page 14413

WILLIAM J. LEARY and NANCY H. LEARY, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
THOMAS J. WYLAND and VALERIE G. WYLAND, 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:

Lot 7 in Block 5 of HILLSIDE ADDITION to the City of Klamath Falls,
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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 110,000.00.

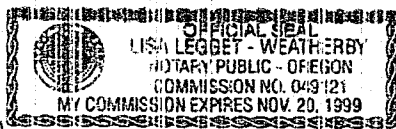
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1910 VAN NESS AVE., KLAMATH FALLS, OR 97601

Dated this 27th day of April, 1998

William J. Leary
WILLIAM J. LEARY

Nancy H. Leary
NANCY H. LEARY

STATE OF Oregon ss. April 27th 19 98
COUNTY OF Klamath
Personally appeared the above named William J. Leary
and Nancy H. Leary
and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT44088-LW

Return to:

THOMAS J. WYLAND
1910 VAN NESS AVE.
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amertitle
on this 30th day of April A.D., 1998
at 11:25 o'clock A. M. and duly recorded
in Vol. 1198 of Deeds Page 14413

Fernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.