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98 AUG 21 AM 1:45

MTC 45485-LW Vol. 1198 Page 30742
WARRANTY DEED

CLARA A. MANCUSI, AND VINCENT DI LEVA AND MARY DI LEVA, HUSBAND AND WIFE, AND MARY E. SCALO, ALL AS TENANTS IN COMMON.,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SUSAN A. WALTERS and JAMES B. WALTERS, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 231 PEEBLER WAY, MEDFORD, OR 97501

Dated this 18TH day of AUG, 1998

Clara A. Mancusi

CLARA A. MANCUSI

Vincent Di Leva

VINCENT DI LEVA

Mary Di Leva

MARY DI LEVA

Mary E. Scalo

MARY E. SCALO

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS. AUGUST 18 1998

Personally appeared the above named VINCENT DI LEVA,

MARY DI LEVA, MARY E. SCALO

and acknowledged the foregoing instrument to be THEIR voluntary act.

Before me:

Antonio Morreale

Notary Public for

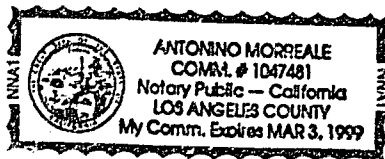
My commission expires MARCH 3, 1999

(seal)

ESCROW NO. MT45485-LW

Return to:

SUSAN A. WALTERS
231 PEEBLER WAY
MEDFORD, OR 97501



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

30743

State of California

County of LOS ANGELES

On 19 AUG 1998

Date

before me, D. SALCEDO, A NOTARY PUBLIC

Name, Title of Officer - i.e. "Jane Doe, Notary Public"

appeared CLARA A. MANCINI

Name(s) of Signer(s)

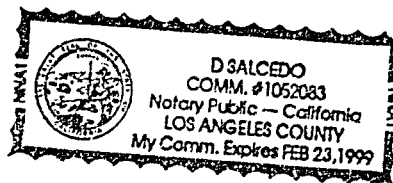
ONLY

☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]



(Seal)

(ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.)

CAPACITY CLAIMED BY SIGNER: ☒ INDIVIDUAL

☐ CORPORATE OFFICER: _____

Title(s)

☐ PARTNERS: ☐ Limited
☐ General

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: _____

SIGNER IS REPRESENTING: _____

Name of Person(s), Entity(ies)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title of the Document: WARRANTY DEED

Date of Document: 08/19/98

Number of Pages: ONE

Signer(s) Other Than Name Above: VINCENT DILEVA, MARY DILEVA
AND MARY E. SCALO

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of the SE1/4 of the NW1/4 of said Section 14 from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears North 00 degrees 10' 16" East 409.98 feet; thence from said point of beginning South 00 degrees 10' 16" West along the West line of the SE1/4 of the NW1/4 of said Section 14 791.17 feet to a 5/8 inch iron pin; thence North 89 degrees 35' 57" East 1,102.39 feet; thence North 791.15 feet; thence South 89 degrees 35' 57" West 1,100.03 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day
of August A.D., 19 98 at 11:45 o'clock A M., and duly recorded in Vol. M98,
of Deeds on Page 30742.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose