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99. MAR -4 AM 108

## STATUTORY WARRANTY DEED

RUSSELL W. LEAVITT AND JANICE C. LEAVITT

conveys and warrants to MANUEL M. GARCIA AND ROSARIO A. GARCIA, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Lot 17 and the West 25 feet of Lot 18, Block 12, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof in file in the office of the County Clerk of Klamath County, Oregon. Grantee,

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 \$ 22,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 25th day of February 1999

RUSSELL W. LEAVITT

JANICE C. LEAVITT

STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 25 day of February, 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RUSSELL W. LEAVITT AND JANICE C. LEAVITT

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.

My Commission expires 8/15/00

Notary Public for Oregon.

Title Order No. K-53541-CEscrow No. K53541C

After recording return to:

MANUEL M. GARCIA3503 Hilyard St.Klamath Falls, OR 97603

Name, Address, Zip

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

MANUEL M. GARCIA3503 Hilyard St.Klamath Falls, OR 97603

Name, Address, Zip

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

the 4th day of March A.D., 1999at 11:08 o'clock A. M., and duly recordedin Vol. M99 of Deeds on Page 7664

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fee, \$30.00