

99 Apr 13 P2:38

MTC 47713-MS  
WARRANTY DEED

Vol M99 Page 13440

TIM G. WAGENBLAST,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RAYMOND L. LEVEY, III,

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 11, BLOCK 112, BUENA VISTA 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

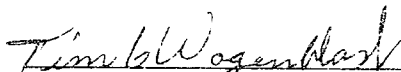
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any;  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 ORS 30.930.

The true and actual consideration for this conveyance is \$ 31,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1228 CALIFORNIA AVENUE, KLAMATH FALLS, OR 97601

Dated this 9th day of April, 1999

  
TIM G. WAGENBLAST

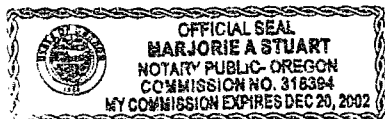
STATE OF Oregon

SS. April 9 19 99

COUNTY OF Klamath

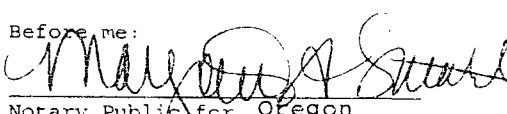
Personally appeared the above named Tim G. Wagenblast

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

  
Notary Public for Oregon

My commission expires 12-20-02

ESCROW NO. MT47713-MS

Return to:

RAYMOND L. LEVEY, III  
1228 CALIFORNIA AVENUE  
KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 13th day  
of April A.D., 1999 at 2:38 o'clock P. M. and duly recorded in Vol M99  
of Deeds on Page 13440

Linda Smith, County Clerk

FEE \$30.00

by Kathleen Ross