

'01 AUG 29 AM 11:14

MT 54800-TM
WARRANTY DEED

Vol. M01 Page 43925

FRANK A. FERREIRA and GERALDINE LYNN FERREIRA, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PATRICK M. LEAL,
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 14, Block 8, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

ACCT# 3909-014DB-07300

KEY# 575924

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 97,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5483 EASTWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 27 day of August, 2001.

Frank A. Ferreira

FRANK A. FERREIRA

Geraldine Lynn Ferreira

GERALDINE LYNN FERREIRA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 27, 2001 by FRANK
A. FERREIRA AND GERALDINE LYNN FERREIRA.

Tamara L. McDaniel

(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT54800-TM

Return to:

PATRICK M. LEAL
5483 EASTWOOD DRIVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 08/29/01 at 11:14 a.m.
In Vol. M01 Page 43925
Linda Smith,
County Clerk Fee\$ 21⁰⁰

21.00