

'01 AUG 29 AM 11:14

mtc 54823-KR
WARRANTY DEED

Vol. M01 Page 43977

EVA FAGANELLO,

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

SEAN M. LENNINGER and AUBREY LENNINGER, as tenants by the entirety,

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:

Lots 3 and 4, Block 27 of WEST KLAMATH ADDITION, 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 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3710 D BRISTOL AVENUE, KLAMATH FALLS, OR 97603

Dated this 16th day of August, 2001.

⊗ EVA FAGANELLO

EVA FAGANELLO

BY Ronald R. Faganello
RONALD R. FAGANELLO, HER
ATTORNEY-IN-FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 16, 2001 by
RONALD R. FAGANELLO AS ATTORNEY-IN-FACT FOR EVA FAGANELLO.



Kristil L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT54823-KR

Return to:

SEAN M. LENNINGER
3710 D BRISTOL AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 08/29/01 at 11:14 a. m.
In Vol. M01 Page 43977
Linda Smith,
County Clerk Fee \$ 21⁰⁰