

05 MAY 12 PM 2:50

Vol M05 Page 34375

After Recording Return to:

BRIAN LESLIE

P.O. Box 102

Merrill OR 97633

Until a change is requested all tax statements

Shall be sent to the following address:

BRIAN LESLIE

Same as above

State of Oregon, County of Klamath

Recorded 05/12/05 2:58 p m

Vol M05 Pg 34375

Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

Aspen
WARRANTY DEED
(INDIVIDUAL)

GERTRUDE M. SEARS, herein called grantor, convey(s) to **BRIAN LESLIE**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The North 79.2 feet of Lots 11 and 12, **GRAYBAEL ADDITION TO THE CITY OF KLAMATH FALLS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 228 MAP 4110-001CD TL 05600 KEY# 780649

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$97,000.00**.
(here comply with the requirements of ORS 93.930)

132
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.

Dated May 10, 2005.

Gertrude M. Sears

GERTRUDE M. SEARS

STATE OF OREGON, County of _____

) ss.

On May 10th, 2005 personally appeared the above named **GERTRUDE M. SEARS** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061148

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/05

Official Seal

