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NO PART OF ANY STEVENS-NESS FORM MAY BE REPEATED

2008-005452

Klamath County, Oregon



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04/15/2008 08:26:03 AM

Fee: \$21.00

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SPACE RESERV  
FOR  
RECORDER'S U

Michael E. Long, Inc  
15731 S.W. Oberst Ln PB1148  
Sherwood Oregon 97140  
Grantor's Name and Address  
Carl J. Leaf and Phyllis Jane Leaf  
613 S. Bennett Ave.  
Palatine, Illinois 60067-6705  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Carl J. Leaf and Phyllis Jane Leaf  
613 S. Bennett Ave.  
Palatine, Illinois 60067-6705

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Carl J. Leaf and Phyllis Jane Leaf  
613 S. Bennett Ave.  
Palatine, Illinois 60067-6705

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Michael E. Long, Inc.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Carl J. Leaf and Phyllis Jane Leaf

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 18, block 60, Klamath Falls Forest  
Estates, Hwy 66, Plat 2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,500.<sup>00</sup>. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>②</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 4/4/2008; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Michael E. Long  
MICHAEL E. LONG

California  
STATE OF OREGON, County of Riverside ) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

Michael E. Long, Inc.

DIANA M. SELLIN  
COMM. #1595865  
NOTARY PUBLIC • CALIFORNIA  
RIVERSIDE COUNTY  
Commission Expires AUG. 15, 2008

Diana M. Sellin  
Notary Public for California  
My commission expires 08-15-08