

13663

Vol. M-67 Page 2876

STEVENS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That **EVERETT L. LEACH and PATRICIA C. LEACH, husband and wife**,  
(STATE MARITAL STATUS)

, hereinafter called the grantor,  
in consideration of **Twenty two hundred sixty four and 78/100** Dollars,

to grantor paid by **VIRGIL R. SHY and VELDA SHY, husband and wife**,  
hereinafter called the grantee,

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

The North Westerly 40 feet of Lot 11 and the  
South Westerly 40 feet of Lot 12, WINEMA  
GARDENS, Klamath Falls, Klamath County,  
Oregon.

The Grantees assume and agree to pay that certain  
mortgage dated the 28th day of June, 1962, in favor  
of Pacific First Federal Savings and Loan Association  
recorded in the Mortgage Records of Klamath County,  
in Volume 211 Page 343. The present unpaid balance  
being \$13,235.22 payable at \$14.00 per month including  
reserves for taxes and insurance.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's  
heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 the aforesaid mortgage which the Grantees assume and agree to pay

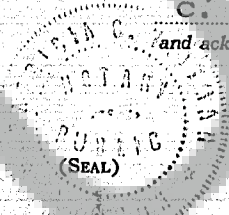
and that grantor will  
warrant and forever defend the above granted premises and every part and parcel thereof against the lawful  
claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand and seal this \_\_\_\_\_ day of **August**, 19 **65**

*Patricia C. Leach* (SEAL)  
*Everett L. Leach* (SEAL)  
*Virgil R. Shy* (SEAL)

(ORS 93.490)

STATE OF OREGON, County of **Klamath** ) ss. **August 27th**, 19 **65**.  
Personally appeared the above named **EVERETT L. LEACH and PATRICIA C. LEACH, husband and wife**,  
and acknowledged the foregoing instrument to be **their** voluntary act and deed.



Before me:  
*Patricia C. Notman*  
Notary Public for Oregon  
My commission expires **10-2-66**

**WARRANTY DEED**

**Everett L. Leach and Patricia C. Leach**  
to  
**Virgil R. Shy and Velda Shy**

AFTER RECORDING RETURN TO

No.

*Virgil R. Shy*  
*1759. Harbor Dr.*  
*Kitty*

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee \$1.50

STATE OF OREGON,

County of **Klamath** } ss.

I certify that the within instru-  
ment was received for record on the  
**24** day of **April**, 19 **67**,  
at **11:50** o'clock **A.**M., and recorded  
in book **M-67** on page **2876**

Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

**Dorothy Rogers**  
County Clerk—Recorder.  
By *James H. H.* Deputy.