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117 PAGE 6652
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. VAN COTT and GEORGINA A. VAN COTT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD L. LEONARD and EDNA M. LEONARD, 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 South 48 feet of Lot 12, Block 5, EXCEPTING THEREFROM the West 140 feet; the North 10 feet of the East 167.3 feet of Lot 11, Block 5, ALTAMONT ACRES, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

To Have and to Hold the same 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 as above set forth

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, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00

However, if the actual consideration paid for this transfer, stated in terms of dollars, is less than the full value of the property, the grantor warrants and forever defends the above granted 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.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 8 day of June, 1971

STATE OF OREGON, County of Klamath ss. RICHARD C. VAN COTT and GEORGINA A. VAN COTT, husband and wife, personally appeared the above named RICHARD C. VAN COTT and GEORGINA A. VAN COTT, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Guendolyn R. Schlumbohm Notary Public for Oregon My commission expires 7-21-73

NOTE—The language between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
Richard C. Van Cott et ux

TO
Harold L. Leonard et ux

AFTER RECORDING RETURN TO

Harold Leonard
4509 S. 6th St
Klamath Falls

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee 1.50

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 25 day of June, 1971, at 4:20 o'clock P.M., and recorded in book M-71 on page 6652. Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk Title.

By Lawrence Knutson Deputy