

1967/50

KNOW ALL MEN BY THESE PRESENTS, That
Patricia C. Leach, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Lucas & Howard Furniture

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit: The
West 55 feet of the East 105 feet of Lot 1 in Block 5 of Pleasant View
Tracts. SUBJECT TO: Acreage and use limitations under provisions of the
United States Statutes and regulations issued thereunder; Liens and assess-
ments of Klamath Project and Enterprise Irrigation District, and regulations,
contracts, easements and water and irrigation rights in connection there-
with; Rules, regulations, liens and assessments of South Suburban Sanitary
District; Utility Easements, including the terms and provisions thereof, as
reserved in deed dated April 14, 1939, recorded April 18, 1939, in Deed
Book 121 at page 455, Records of Klamath County, Oregon; and to a certain
unrecorded contract for the sale of real estate dated November 4, 1970,
between Everett L. Leach and Patricia C. Leach as seller and Roberta A.
Smith as buyer, which contract is in escrow at First National Bank of
Oregon, South Sixth Street Branch, Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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
those above set forth

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

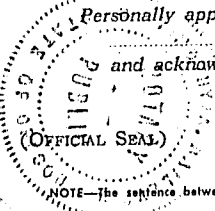
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,676.95
~~XX~~
~~XX~~
~~XX~~
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 5th day of February, 1973

STATE OF OREGON, County of Klamath, ss. February, 1973
Personally appeared the above named Everett L. Leach and Patricia C. Leach

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My commission expires 4-11-76



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

WARRANTY DEED

Everett L. Leach

Patricia C. Leach

TO

Lucas & Howard Furniture

AFTER RECORDING RETURN TO

Crane & Bailey
325 Main Street
Klamath Falls, Oregon

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

Fee \$2.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
6th day of February, 1973,
at 11:11 o'clock AM., and recorded
in book M73 on page 1312 or as
filing fee number 73014, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.
Wm. D. Milne

County Clerk Title
By *[Signature]* Deputy