

1967/50

KNOW ALL MEN BY THESE PRESENTS, That PHILIP E. LEONARD and WINONA M. LEONARD, husband and wife, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN J. PETRIC and ANN S. PETRIC, husband and wife, and ANN M. PETRIC, a single woman,

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: Beginning at a point 720 feet East and 792 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the North-west Quarter of Section 1 in Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway (now Klamath Falls-Lakeview Highway), and which pin is East 30 feet of the center of a road intersecting said Highway from the North and 30 feet North of the center of said Highway; thence East 540 feet to the point of beginning; thence North 198 feet; thence West 270 feet; thence South 198 feet; thence East 270 feet to the place of beginning.

(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 subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessment of Klamath Project & Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Regulations, liens & easements and laws of South Suburban Sanitary District; Easements and rights of way of record and apparent thereon including reservation in deed, dated April 4, 1942 and recorded April 6, 1942, Deed Records of Klamath County, Oregon,

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 \$ 9,000.00

XXXXXX The whole consideration indicated which XXXX

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 2 day of May, 1973.

Philip E. Leonard
Winona M. Leonard
May 2, 1973

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named Philip E. Leonard and Winona M. Leonard, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: James D. Bouché
Notary Public for Oregon
My commission expires 10-25-74

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		STATE OF OREGON	
Philip E. Leonard and Winona M. Leonard		County of Klamath ss.	
TO Stephen J. Petric & Ann S. Petric & Ann M. Petric		I certify that the within instrument was received for record on the 3rd day of MAY, 1973, at 11:19 o'clock A.M., and recorded in book M 73 on page 5311 or as filing fee number 76000, Record of Deeds of said County.	
AFTER RECORDING RETURN TO First Federal 540 Main Klamath Falls, Oregon 97601		Witness my hand and seal of County affixed. WM. D. MILNE COUNTY CLERK Title By [Signature] Deputy	
No. 633		FEE \$ 2.00	