

KNOW ALL MEN BY THESE PRESENTS, That Sherman Moore and Edna Eloise Moore, husband and wife,

in consideration of Nine Thousand Nine Hundred Sixty and 16/100ths * * * Dollars, to them paid by Grover B. Leach and Ida M. Leach, husband and wife,

do hereby grant, bargain, sell and convey unto said Grover B. Leach and Ida M. Leach, husband and wife,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State

of Oregon, bounded and described as follows, to-wit:
The N $\frac{1}{2}$ of Lot 1 and the West 70 feet of the N $\frac{1}{2}$ of Lot 2 in Block 2 of PLEASANT VIEW TRACTS, Klamath County, Oregon.

Subject, however, to the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith;
2. Reservations as set forth in deed from C. C. Lewis, et ux, to Ralph O. Vincent, et ux, recorded February 24, 1937, in Deed Volume 108, page 283;
3. Reservation in deed from Frank Kennebeck, et ux, to Charles L. Cox, et ux, recorded May 19, 1959, in Deed Volume 312, at page 473, Records of Klamath County, Oregon;
4. Mortgage including the terms and provisions thereof, dated May 16, 1959, recorded May 19, 1959 in Mortgage Book 190 at page 51 given to secure the payment of \$9,200.00, with interest thereon and such future advances as may be provided therein executed by Charles L. Cox and Marlene Y. Cox, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, which said mortgage the grantees assume and agree to pay according to the terms thereof;
5. Mechanics Lien of Klamath County for improvement of Cottage Avenue in the amount of \$673.20, unpaid balance, \$589.19, plus interest which grantees assume and agree to pay.

To Have and to Hold the above described and granted premises unto the said Grover B. Leach and Ida M. Leach, husband and wife,

their heirs and assigns forever.

And Sherman Moore and Edna Eloise Moore, husband and wife,

the grantor as above named do covenant to and with the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as noted of record as of the date of this deed and those apparent upon the land, if any;

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,960.16.

Witness our hand and seal this 12 day of February, 1969.

Executed in the Presence of

John Miller

Sherman Moore (SEAL)
Edna Eloise Moore (SEAL)

(SEAL)

(SEAL)

13752

STATE OF OREGON,

ss.

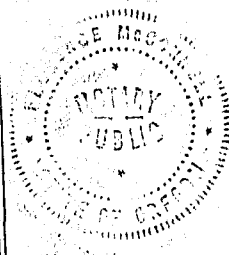
County of Klamath

BE IT REMEMBERED, That on this 12 day of February, 1969,
before me, the undersigned, a Notary Public
in and for said County and State, personally appeared the within named
Sherman Moore and Edna Eloise Moore, husband and wife,who are known
to me to be the identical individual s described in and who executed the within instrument and acknowledged
to me that they executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and
official seal the day and year last above written.

Gertrude McConnell

Notary Public for Oregon.

My Commission expires June 11, 1971



WARRANTY DEED

(FORM No. 3)

Sherman Moore

Edna Moore

TO

G. B. Leach

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of October,
1973, at 9:11 o'clock A.M.,
and recorded in book 14-73
on page 13751. Record of Deeds
of said County.Witness my hand and seal of
County affixed.

Mr. D. Milne

County Clerk-Recorder.

By

G. B. Leach

Deputy.

Fee \$4.00

STEVENS LAW FIRM, CO., PORTLAND

G. B. Leach
5033 So. 6th
City