

87621

WARRANTY DEED

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28-6777

KNOW ALL MEN BY THESE PRESENTS, That EVERETT L. LEACH and PATRICIA C. LEACH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN T. COX and SHARI A. COX, 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:

Lot 3 in Block 4 of Tract 1031, SHADOW HILLS, Klamath County, Oregon.

SUBJECT TO: Utility easements as delineated on the recorded plat along the rear 8 feet of subject property.

SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated November 15, 1962, recorded December 21, 1962, in Book 342, at page 155, Deed Records, in favor of Pacific Power and Light Company for right of way for transmission line.

SUBJECT TO: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

SUBJECT TO: Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.

(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 easements, restrictions, liens or encumbrances of record, or those apparent upon the land, and those listed above under the legal description of said property.

grantor will warrant and forever defend the said 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 \$ 27,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.040.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of April, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County Klamath

April 10, 1974

Personally appeared the above named Everett L. Leach and Patricia C. Leach

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

Before me:
(SEAL) Raven Rice
Notary Public for Oregon
My commission expires: 11-24-77

Mr. and Mrs. Everett L. Leach
325 Main Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Glenn T. Cox
1316 Summers Lane
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Western Bank
P.O. Box 1149
City
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Western Bank
P.O. Box 1149
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

Personally appeared Everett L. Leach and Patricia C. Leach who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Western Bank, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 11th day of APRIL, 1974, at 11:29 o'clock A.M., and recorded in book M. 74 on page 1141 or as file/reel number 87621

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

WM. D. MILNE Recording Officer
By Hazel Dray Deputy

FEE \$ 2.00