

KNOW ALL MEN BY THESE PRESENTS, That GROVER B. LEACH and IDA M. LEACH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYBURN D. SOUTH and GAYLE I. SOUTH, 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 5 in Block 93, BUENA VISTA ADDITION to the City of Klamath Falls.

SUBJECT TO: All future real property taxes and assessments; Trust Deed, dated 7/6/62, recorded 7/11/62 in Mortgage Book 211 at page 473, records of Klamath County, Oregon, executed by Elmer E. Blanchard and Martha Jane Blanchard, husband and wife, to William Ganong, trustee for beneficiary First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation, which said Trust Deed Grantors agree to pay and hold Grantees harmless therefrom; City Lien dated 4/17/73, Improvement Unit 235, Card 26;

(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 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 \$ 13,000.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 1 day of March 1974

Grover B. Leach
Ida M. Leach

STATE OF OREGON, County of Klamath, ss. March 1, 1974
Personally appeared the above named GROVER B. LEACH and IDA M. LEACH, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Orville H. Quinn*
Notary Public for Oregon
My commission expires 4-24-77

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

Grover B. Leach et ux

TO

Rayburn D. South et ux

AFTER RECORDING RETURN TO

Transamerica
Attn: Judy

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

FEE \$ 2.00

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of DECEMBER, 1974, at 3:30 o'clock P.M., and recorded in book M 74 on page 16085 or as file number 95882, Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. HILME

COUNTY CLERK

Title

By *Hazel Draper* Deputy

RECEIVED DEC 19 1974