

451

WARRANTY DEED

1980

KNOW ALL MEN BY THESE PRESENTS, That Klamath River Acres of Oregon, Ltd., a limited partnership, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. LEONARD and Elnora A. LEONARD, 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 17, Block 15, First Addition, Klamath River Acres, according to the official plat thereof on file in the records of Klamath County, 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 easements and restrictions of record or apparent on the face of the land,

and that 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 \$ 4,400.00

However, the actual consideration consists of the following: (The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.)

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 7<sup>th</sup> day of May, 19 75; 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 of Klamath ) ss.  
May 7, 19 75

Personally appeared the above named E. J. SHIPSEY, a general partner of Klamath River Acres of Oregon, Ltd., and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/19/78

Attorney-in-fact for BENJAMIN CURTIS HARRIS, a general partner of Klamath River Acres of Oregon, Ltd.

STATE OF OREGON, County of ) ss.

Personally appeared

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

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.

Before me:

Notary Public for Oregon

My commission expires:

Klamath River Acres of Oregon Ltd.

GRANTOR'S NAME AND ADDRESS

John C. & Elnora Leonard  
Box 134

Keno, Oregon 97627

After recording return to:

Mr. and Mrs. John Leonard  
Box 134  
Keno, Oregon 97627

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

Mr. and Mrs. John Leonard  
Box 134  
Keno, Oregon 97627

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

## ACKNOWLEDGMENT BY ATTORNEY IN FACT

STATE OF OREGON )

) ss

County of Klamath )

On the 7<sup>th</sup> day of May, 1975, personally appeared E. J. SHIPSEY,  
 WHO being first duly sworn, did say that he is the attorney-in-fact  
 for BENJAMIN CURTIS HARRIS and that he executed the foregoing instru-  
 ment by authority of and in behalf of said Principal; and that he ack-  
 nowledged said instrument to be the act and deed of said Principal.

Before me:

Notary Public for Oregon

My Commission expires: 7/19/78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MILDRED LEWIS

9:00

this 8<sup>th</sup> day of May A. D. 1975 at 1 o'clock A.M., and

duly recorded in Vol. M. 75, of DEEDS on Page 4920

FEE \$ 4.00

Wm D. MILNE, County Clerk

By *Hazel Milne*

RECEIVED MAY 1975

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offer corporate seal)STATE OF ORE  
County of K  
May 7, 1975Personally appe  
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and  
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SEAL)  
Notary-P  
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Lloyd V. Howard,