Vol. M75 Page 7487

FORM No. 633—WARRANTY (Individual) 23351

1967/50

KNOW ALL MEN BY THESE PRESENTS, That I, MICHAEL PAUL LEACH

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. AULT, JR. and TRIXIE L. AULT, 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:

RECEIVED JUL 2 1975

9:30 am

LOTS 17 and 18, Block 49, Klamath Falls Forest Estates Highway 66 Unit Plat No. 2 as recorded in Klamath County, Oregon.

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property (including those set forth in the Declaration of Restrictions recorded on the 21st day of July 1965 as Document No. 99078, Vol M6J, Pages 165, Office of the Klamath County Oregon, Recorder, all of which are incorporated herein by reference to said declaration with the same effect as though fully set forth herein.

(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 those stated.

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 $ 5,000.00 ~~[illegible]~~ the whole

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13th day of August, 1974.

Michael Paul Leach

STATE OF OREGON, County of Klamath) ss. August 13, 1974

Personally appeared the above named Michael Paul Leach

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [signature]

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires 1-31-77

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

No.

AFTER RECORDING RETURN TO

MR. & MRS. John A. Ault, JR.
737 B Wright Ave.
Klamath Falls, OR
97601

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

STATE OF OREGON, County of KLAMATH } ss.

I certify that the within instrument was received for record on the 2nd day of JULY, 1975, at 9:30 o'clock A M., and recorded in book M 75 on page 7487 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

FEE $ 3.00

By Hazel Drazil Deputy.

633