

KNOW ALL MEN BY THESE PRESENTS, That G. ROBERT LECKLIDER and NANCY C. LECKLIDER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. YOUNG and BARBARA C. YOUNG, husband and wife, 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 12 in Block 7 Tract No. 1016 known as GREEN ACRES, Klamath County, Oregon.

SUBJECT TO: 1. Restrictions as shown on the recorded plat of Green Acres. 2. Grant right of way recorded January 21, 1957 in Deed Volume 289 at page 225, in favor of California Oregon Power Company. 3. Covenants imposed by instrument recorded July 24, 1970 in Book M-70 at page 6147. 4. Covenants imposed by instrument recorded August 21, 1972 in Book M-72 at page 9367.

(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 set forth above,

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 \$ 31,660.00

In consideration of the sum of \$31,660.00, the whole of which is the consideration for the premises hereinafter described, the grantor hereby warrants and forever defends 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.

In Witness Whereof, the grantor has executed this instrument this 25th day of August, 1975;

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)

G. Robert Lecklider
Nancy C. Lecklider, atty-in-fact
Nancy C. Lecklider

STATE OF OREGON,
County of Klamath } ss.
August 25th, 1975

STATE OF OREGON, County of Klamath } ss.
August 25th, 1975

Personally appeared _____ and _____

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 _____

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:

(OFFICIAL SEAL)

Before me, Judge B. Pablos
Notary Public for Oregon
My commission expires 8-12-77

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

G. Robert & Nancy C. Lecklider
1045 Newcastle
Klamath Falls, Oregon

James A. & Barbara C. Young
5428 Primrose Lane
Klamath Falls, Oregon

After recording return to:
grantees

NAME, ADDRESS, ZIP

Until a charge is requested all tax statements shall be sent to the following address:
Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of AUGUST, 1975, at 3:50 o'clock PM., and recorded in book M 75 on page 10005 or as file/reel number 4214.

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

WM. D. MILNE

By Hazel C. Hagel Deputy
Recording Officer

FEE \$ 3.00