

6018

KNOW ALL MEN BY THESE PRESENTS, That HAROLD W. DEARBORN and LUTHER H.

DEARBORN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G. ROBERT LECKLIDER and NANCY C. LECKLIDER, 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 28 GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1975-76, a lien but not yet due and payable. 2. Regulations of South Suburban Sanitary District. 3. Regulations of Enterprise Irrigation District. 4. Building set back line as shown on dedicated plat. 5. Reservations contained in plat dedication. 6. Right of way to The California Oregon Power Company, recorded in Deed Volume 155 at page 304. 7. Mortgage in favor of First Federal Savings and Loan Association, recorded in Volume M-75 at page 2537, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 \$ 54,500.00. 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 93.030.)

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 10th day of October, 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)

STATE OF OREGON, } ss.
County of Klamath
October 10, 1975

Personally appeared the above named Harold W. Dearborn, individually and as attorney in fact for Luther H. Dearborn

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

(OFFICIAL SEAL)

Before me: *Judy B. Labels*
Notary Public for Oregon
My commission expires 8-12-77

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Harold W. Dearborn
4509 S. Sixth Street
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

G. Robert Lecklider
1045 Newcastle
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

grantees

NAME, ADDRESS, ZIP

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

no change

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of OCTOBER, 1975, at 4:35 o'clock P.M., and recorded in book M. 75 on page 12612 or as file/reel number 6018.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel May* Deputy
Recording Officer

FEE \$ 3.00