

10319

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

EVERETT L. LEACH and PATRICIA C. LEACH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES CARLON POOLE and STEPHANIE CATHERINE POOLE, 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 15 in Block 1, Tract No. 1038, a Re-Subdivision of Lots 10 thru 15 in Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk 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: ditch and utility easement together with ingress and egress as shown on plat; building set-back line 25' from Clark Street and 20' from Jennie Drive, as shown on plat; and covenants, conditions and restrictions (omitting restrictions, if any, based on race, color, religion or national origin) recorded April 29, 1970, Vol M70, page 3339...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 \$ 28,575.00

However, the actual consideration stated above does not include other property or interest of the grantor or grantee, the consideration of which is not included in this deed. (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 13 day of February, 1976; 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  
February 16, 1976

Personally appeared the above named  
Everett L. Leach and Patricia C.  
Leach

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me,  
(OFFICIAL SEAL) *Gay B. Ruben*  
Notary Public for Oregon  
My commission expires: 8-12-77

STATE OF OREGON, County of Klamath ) ss.  
February 13, 1976  
Personally appeared Everett L. Leach

*Patricia C. Leach*  
Patricia C. Leach  
Personally appeared  
Personally appeared  
Personally appeared

and acknowledged said instrument to be voluntary act and deed,  
and Before me,  
(OFFICIAL SEAL) *Paula M. Smith*  
Notary Public for Oregon  
My commission expires: 3/25/77

LEACH

GRANTOR'S NAME AND ADDRESS

POOLE

GRANTEE'S NAME AND ADDRESS

After recording return to:

POOLE, James Carlon & Stephanie Catherine  
104 Clark Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

State of Oregon D.V.A.  
1225 Ferry Street S.E.  
Salem, Oregon 97310  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
18th day of FEBRUARY, 1976,  
at 10:55 o'clock A.M., and recorded  
in book M 76 on page 2235 or as  
file/reel number 10319  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W. D. MILNE

Recording Officer  
By *Hazel Engel* Deputy

FEE \$ 3.00

76 FEB 18 AM 10 55