

17509

KNOW ALL MEN BY THESE PRESENTS, That Paul H. Leeling and Ethelda M. Leeling,
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James T. Mitchell
and Willa D. Mitchell, 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 ap-
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

All of the Southerly 75 feet of Lots 25, 26, 27 and 28, in Block 8, ST. FRANCIS
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 1976-'77, a lien but not yet due and payable.
2. Rules, regulations and statutory powers of South Suburban Sanitary District and
Enterprise Irrigation District.
3. Reservations as contained in dedication of St. Francis Park.
4. Reservations, restrictions and conditions, in Deed recorded February 6, 1948
in Volume 216, page 439, Deed 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 as set forth hereinabove

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 \$ 22,000.00
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.)
part of the consideration

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 9th day of August, 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, }
County of Klamath } ss.
August 9, 1976

Personally appeared the above named
Paul H. Leeling and Ethelda M.
Leeling, Husband and Wife

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

Before me:
(OFFICIAL SEAL) *Carleton A. Addington*
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of } ss.

Personally appeared _____, 19____, 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 be-
half 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: _____
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. James T. Mitchell
1739 Oregon Avenue
City, 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. James T. Mitchell
1739 Oregon Avenue
City, 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instru-
ment was received for record on the
11th day of AUGUST, 1976, at
12:00 o'clock P.M., and recorded
in book M 76 on page 12412 or as
file/reel number 17509,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE
By *Abigail Draper* Recording Officer
Deputy