

17662

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 ALFRED L. EDGAR,

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 1 Block 3, Tract 1016, GREEN ACRES, 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. Easements and restrictions as contained in plat dedication.
3. Conditions and restrictions as contained in instrument recorded July 24, 1970 in Volume M70, page 6147, Klamath County, Microfilm Records.
4. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973 in Volume M73, page 8797, Klamath County, Microfilm Records.
5. Trust Deed in favor of Security Savings and Loan Association, dated June 7, 1976, recorded June 11, 1976 in Volume M76, page 8729, Microfilm Records, Klamath County.

(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 \$ 4,750.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 12th 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)

G. Robert Lecklider, by his
attorney in fact, Nancy C. Lecklider
Nancy C. Lecklider

STATE OF OREGON,
County of Klamath
August 12, 1976

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

Personally appeared the above named
Nancy C. Lecklider, individually
and a attorney in fact for G.
Robert Lecklider
her _____ and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

_____ 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Security Savings
222 S. 1st
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
16th day of AUGUST, 1976,
at 10:49 o'clock A. M., and recorded
in book M 76 on page 12602 or as
file/reel number 17662

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Drayton Deputy

FEE \$ 3.00