

01-10344
18057

WARRANTY DEED

Vol. 76 Page

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 PAUL E. NEELY, JR. and DONNA L. NEELY, 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 8 in Block 4 of TRACT NO. 1016, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. RESERVING THEREFROM an easement for drainage purposes over the North 16 feet thereof and over a strip of land lying 16 feet on the Northeast side of a line beginning at a point on the East line of said Lot 8, South along said East line 131.85 feet from the Northeast corner thereof; thence Northwesterly in a direct line to the Northwest corner of said Lot 8.

SUBJECT TO:

1. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.
2. Transmission line easement granted to Pacific Power and Light Company as shown on dedicated plat.
3. Easements and restrictions as contained in plat dedication.
4. Covenants, conditions and restrictions, imposed by instrument recorded July 24, 1970 in Volume M70, page 8797, Microfilm Records of Klamath County, Oregon.
5. Terms of Articles of Incorporation of Green Acres Improvement District (continued) 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

(continued) recorded July 10, 1973 in Volume M73, page 8797.

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 \$ 45,000.00

~~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.)

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 23rd 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) ss.
August 23, 1976

STATE OF OREGON, County of) ss.
Personally appeared) and
who, being duly sworn,

Personally appeared the above named Nancy C. Lecklider, individually and as attorney in fact for G. Robert Lecklider

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

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: *Judy B. Pabala*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

Before me:
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Federal Savings
540 Main Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

1st Federal Savings
540 Main Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)

ss.

County of Klamath

I certify that the within instrument was received for record on the 24 day of August, 1976, at 11:56 o'clock A.M., and recorded in book M76 on page 13155 or as file/reel number #18057, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer
B. Hazel Draz Deputy

Fee \$3.00