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38-12730

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

WARRANTY DEED

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31053

KNOW ALL MEN BY THESE PRESENTS, That  
Heideman, husband and wife

David G. Heideman and Carol M.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles B. Leib, Jr. and Kathy M. Powell, 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:

Lots 17 and 18 in Block 28 SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$25,900.00. 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 15th day of June, 1977; 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)

David G. Heideman

Carol M. Heideman

STATE OF OREGON, County of Klamath, ss.

STATE OF OREGON, County of Klamath, ss.  
June 13th, 1977.

Personally appeared the above named David G. Heideman and Carol M. Heideman and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-14-80

Notary Public for Oregon

My commission expires:

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of JUNE, 1977, at 11:27 o'clock A.M., and recorded in book M77 on page 10467 or as file/reel number 31053.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Milne Recording Officer  
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
540 Main

NAME, ADDRESS, ZIP

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

Chas. B. Leib, Jr.  
1821 Wordan  
K. F.

NAME, ADDRESS, ZIP