

1967/50

Vol. M Page 11811

KNOW ALL MEN BY THESE PRESENTS, That GROVER B. LEACH and IDA M. LEACH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYBURN D. SOUTH and GAYLE I. SOUTH, 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 12 in Block 7 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls.

SUBJECT TO: All future real property taxes & assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; Agreement for canal & tunnel line dated 10/18/05, recorded 3/5/06, in Deed Book 18 at page 500; Trust Deed, including the terms & provisions thereof, dated 11/9/66, recorded 11/9/66, in M-66 at page 11642, executed by Douglas E. Hickman, a single man, to William Ganong, trustee for beneficiary First Federal Savings & Loan Association of Klamath Falls, Oregon, which said Trust Deed the Grantors herein agree to pay according to the terms thereof, and hold Grantees harmless therefrom; City Street Improvement # 220, Card 73, docketed 7/21/70 for the improvement of Delta Street;

(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 above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 15,000.00  
 However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00  
 part of the / consideration / (date of sale) /

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 1 day of March, 1974.

*Grover B. Leach*

*Ida M. Leach*

STATE OF OREGON, County of Klamath ) ss. March 1, 1974

Personally appeared the above named GROVER B. LEACH and IDA M. LEACH, husband and wife,

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

Before me: *Notary Public for Oregon*

Notary Public for Oregon

My commission expires 9-26-77

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

Grover B. Leach et ux

TO

Rayburn D. South et ux

AFTER RECORDING RETURN TO

RAYBURN D. SOUTH

BOX 1535

CENTRAL VALLEY

CLATIF-96019

TAKE 20 ABOVE

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$3.00

# STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of July, 1977, at 16 o'clock P.M., and recorded in book M77 on page 11811 or as file number 32007, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Hazel Drazel* Deputy