

MTC 1383-3731

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11861

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 HARRY ALDRIDGE and AUDREY ALDRIDGE, 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 6, Block 2, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a parcel of land lying in the Southwest corner of Lot 6, Block 2, "GREEN ACRES SUBDIVISION", situated in Sections 1 and 12, Township 39 S., R. 3 E.W.M., more particularly described as follows: Beginning at a one-half inch iron rod at the Southwest corner of said Lot 6; thence North 30.00 feet along the West line of said Lot 6; thence East 25.00 feet parallel to the South line of said Lot 6; thence South 30.00 feet parallel to the West line of said Lot 6; thence West 25.00 feet along the South line of said Lot 6 to the place of beginning.

SUBJECT TO: 1. Transmission line easement as shown on dedicated plat and as recorded in Vol. 289, page 225. 2. Easements and restrictions as contained in plat dedication. 3. Conditions and restrictions as contained in instrument recorded in Vol. M70, page 6147. 4. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded in Vol. M73, page 8797. 5. Utility easement disclosed by Vol. M73, page 11647. 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 apparent upon the land

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 \$ 6,350.00. 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 6th day of July, 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)

STATE OF OREGON,

County of Klamath

July 6, 1977

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

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

Before me: [Signature] Notary Public for Oregon My commission expires: 8-12-77

STATE OF OREGON, County of

Personally appeared

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harry and Audrey Aldridge 2047 Etna Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 1977, at 10:53 o'clock A.M., and recorded in book M 77 on page 11861 or as file/reel number 32046

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

Fee \$3.00

By [Signature] Deputy