

38-13213 K

FORM No. 623—WARRANTY DEED (Individual or Corporate)

1-74

35400

WARRANTY DEED

Vol. 77 Page 16729

KNOW ALL MEN BY THESE PRESENTS, That **JACK LEACH and EMMA LEACH**, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **SANDY C. PEARSON**, an estate in fee simple, 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 1, 2, 3, 4, 5, 6, 7 and 8 in Block 16 of SECOND ADDITION TO KLAMATH FALLS.

SUBJECT TO: The 1977-78 real estate taxes which are now a lien but not yet payable.

(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 in this document,

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 \$13,750.00. 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 2 day of September, 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)

Jack Leach

Emma Leach

STATE OF OREGON,

County of Jackson

September 2, 1977

STATE OF OREGON, County of

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Personally appeared

and

Personally appeared the above named Jack Leach and Emma Leach

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 their voluntary act and deed.

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: June 27, 1980

Notary Public for Oregon

(OFFICIAL SEAL)

Jack Leach &amp; Emma Leach

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of SEPTEMBER, 1977, at 3:19 o'clock P.M., and recorded in book M77 on page 16729 or as file/reel number 35400. Record of Deeds of said county.

Witness my hand and seal of County attixed.

WM. D. MILNE

Recording Officer

By Hazel Krazley Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

Sandy C. Pearson  
6442 Bryant Avenue  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Sandy C. Pearson  
same address

(NAME, ADDRESS, ZIP)

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

Sandy C. Pearson  
same address

(NAME, ADDRESS, ZIP)