

38979

## WARRANTY DEED

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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 FREDDIE D. FOSTER and LEITHA K. FOSTER, 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: Lots 11 and 13 in Block 3, TRACT 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Easements and restrictions as contained in plat dedication.
2. Conditions and restrictions, recorded July 24, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon.
3. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District, recorded July 10, 1973 in Volume M73, page 8797, Microfilm Records of 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 those as set forth above and those 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 \$10,100.00. 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 10th day of November, 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)

G. Robert Lecklider by his attorney  
in fact, Nancy C. Lecklider  
Nancy C. Lecklider

STATE OF OREGON,

County of Klamath

November 10, 1977

STATE OF OREGON, County of

November 10, 1977

Personally appeared

and

who, being duly sworn, 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

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.

(OFFICIAL SEAL)

Before me:

Judy B. Baber  
Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of November, 1977, at 3:52 o'clock P. M., and recorded in book M77 on page 22144 or as file/reel number 38979

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernetha A. Ketch Deputy  
Recording Officer

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Freddie D. & Leitha K. Foster  
5316 Valley View Lane  
Klamath Falls, Oregon 97601

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

Department of Veterans' Affairs  
1225 Ferry Street Southeast  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE