

55604

WARRANTY DEED

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 DAVID J. ROBINSON and BARBARA N. CUMING, 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 3, Block 4, GREEN ACRES, Tract No. 1016, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. Easement and restrictions as contained in plat dedication.
3. Conditions and restrictions imposed by instrument recorded in Volume M70, page 6147.
4. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded in Volume M73, page 8797.

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 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 \$ 7,350.00. 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). (If in 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 25th day of September, 1978; 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.

OR executed by a corporation, after corporate seal

STATE OF OREGON,

County of Klamath
September 25, 1978

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

and acknowledged the foregoing instrument as his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, 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 _____, 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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 26th day of September, 1978, at 3:10 o'clock P. M. and recorded in book 778 on page 21346 or as file/reel number 55604. Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. Milne

Recording Officer

By _____ Deputy

Fee \$3.00