

58225

WARRANTY DEED

Vol. 78 Page 25439

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 EDWARD J. MAGUIRE and GERMAINE MADELENE MAGUIRE, 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:

22 Lots 14 and 15, Block 6, Tract 1016, 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 imposed by instrument recorded July 24, 1970 in Volume M70, page 6147.

(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 \$15,500.00. 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 ①, 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 7th day of November, 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.

(If executed by a corporation, affix corporate seal)

*G. Robert Lecklider, husband and wife*  
in fact Nancy C. Lecklider  
Nancy C. Lecklider

STATE OF OREGON,

County of Klamath } ss.  
November 7, 1978

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:  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 7, 1978

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 \_\_\_\_\_

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward J. & Germaine Madelene Maguire  
c/o 1719 Winona Way  
Klamath Falls, Oregon 97601

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 } ss.

I certify that the within instrument was received for record on the 13th day of November, 1978, at 11:22 o'clock A.M., and recorded in book M78 on page 25439 or as file/reel number 58225.

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

Wm. D. Milne

Recording Officer  
By \_\_\_\_\_ Deputy

Fee \$3.00