

65138

MTC 7630-5  
WARRANTY DEED

Vol. M79 Pg. 10 7618

KNOW ALL MEN BY THESE PRESENTS, That

husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G. ROBERT LECKLIDER and NANCY C. LECKLIDER,  
and LINDA CHANCELLOR, husband and wife  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heir, 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 4, Block 2, 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. Transmission line easement granted to Pacific Power and Light Co. as shown on dedicated plat and as recorded January 25, 1957 in Volume 289, page 225.
2. Easements and restrictions as contained in plat dedication.
3. Conditions and Restrictions as contained in instrument recorded July 24, 1970 in Volume M70, page 6147.
4. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973 in Volume M73, page 8797.
5. An 8 foot utilities easement along rear lot lines as shown on dedicated plat.

(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 \$ 850.00.  
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 April, 1979;  
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 } ss.  
April 6, 1979

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) [Signature]  
Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_

\_\_\_\_\_ and 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:

Roger W. & Linda Chancellor  
P. O. Box 405  
Keno, Or. 97627

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address,  
SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of April, 1979, at 2:03 o'clock P.M., and recorded in book M79 on page 7618 or as file/reel number 65138.

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

Mr. D. Milne  
Recording Officer  
By Bernice A. Smith Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY

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