



FORM NO. 402
TITLE & RECORD CO.

WARRANTY DEED (Individual or Corporate)

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR. 97204

75142

WARRANTY DEED

Vol. 779 Page 23780



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 MICHAEL PAULLIN KEELEY and BRENDA THOMAS KEELEY, 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 7, Block 5, 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. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable. 2. Drainage and utility easements as delineated on the recorded plat. 3. Setback restrictions as disclosed by the recorded plat along the South 20 feet. 4. Covenants, easements and restrictions, imposed by instrument recorded July 24, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County. 5. 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.

(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 \$8,350.00

~~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 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 8th day of October, 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

October 8, 1979

ss.

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:

Notary Public for Oregon

My commission expires:

8-23-81

STATE OF OREGON, County of _____) ss.

19

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, _____ 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

see below

NAME, ADDRESS, ZIP

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

Michael P. & Brenda T. Keeley
2036 1/2 Madison
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of October, 1979, at 3:25 o'clock P.M., and recorded in book M79 on page 23780 or as file/reel number 75142, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Dorothy H. H. H. Deputy

Fee \$3.50