

1967 SN

80486

TA-921

Vol. 780

STEVENS-1965 LAW PUB. CO., PORTLAND, ORE.

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KNOW ALL MEN BY THESE PRESENTS, That Stephen C. Minch and Hortencia P. Minch, husband and wife

to grantor paid by Ada Dell Leknas, a single woman, hereinafter called the grantor, for the consideration hereinafter stated, 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:

All of Lot 45 and 5 feet off the Northwesternly side of Lot 46 in Block 18 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Grantee assumes and agrees to pay the unrecorded Contract of Sale dated September 14, 1971, between Kenneth W. Wade and Huldah Wade, husband and wife, and Stephen C. Minch, the unpaid principal balance of which is \$ 3,370.14, to Kenneth W. Wade and Huldah Wade.

'80 FEB 8 PM 4 09

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the above granted 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 \$ 4,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 3 day of June, 19 74.

Stephen C. Minch
Stephen C. Minch
Hortencia P. Minch
Hortencia P. Minch

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Stephen C. Minch and Hortencia P. Minch, husband and wife, 19 74

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Welda Matthews

Notary Public for Oregon

My commission expires 4-4-78

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Stephen C. Minch, et ux.

TO

Ada Dell Leknas

AFTER RECORDING RETURN TO

Mr. & Mrs. Michael Lunetta
7239 S. E. Mill
Portland, OR 97215

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTY WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of February, 1980, at 4:09 o'clock PM, and recorded in book M80 on page 2623

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By Bernard H. H. H. Deputy