

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON, TRUSTEE, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KENNETH E. LEECH and JOYCE L. LEECH, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot Twelve (12), Block Seven (7) Sun Forest Estates, Tract 1060, as shown by Map on file in the office of the County Recorder, County of Klamath, State of Oregon

Free and clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrance caused or created by the Lot Vendee.

Until a change is requested, all future tax statements should be sent to: Mr. & Mrs. K. E. Leech, 374 Los Parros Way, San Jose, California 95120

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To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the Grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,895.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is ~~the same as the consideration paid for this transfer~~ 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 4th day of June, 19 76 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.

FIRST NATIONAL BANK OF OREGON, TRUSTEE

Joseph C. Gander, Asst. Vice President

Helen J. Bird, Asst. Cashier STATE OF OREGON, County of Multnomah ss.

June 4, 19 76 Personally appeared Joseph C. Gander and Helen J. Bird who, being duly sworn,

each for himself and not one for the other, did say that the former is the Assistant Vice president and that the latter is the Assistant Cashier

secretary of First National Bank of Oregon, Trustee 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: Notary Public for Oregon My commission expires: 10-15-76

Virginia M. Miller (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 10-15-76

(If executed by a corporation attach corporate seal)

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

Personally appeared the above named

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

Before me: Notary Public for Oregon My commission expires:

First National Bank of Oregon, Trustee Property Mgmt. Dept. P O Box 3131 Portland, Oregon 97208

Kenneth E. and Joyce L. Leech 174 Los Pinos Way San Jose, California 95120

Mr. & Mrs. Kenneth E. Leech 374 Los Pinos Way San Jose, California 95120

Until a change is requested all tax statements shall be sent to the following address: Mr. & Mrs. K. E. Leech 374 Los Pinos Way San Jose, California 95120

STATE OF OREGON, ) County of Klamath ) ss. )

I certify that the within instrument was received for record on the 15th day of March, 19 80, at 2:09 o'clock P.M., and recorded in book 1180 on page 5003 or as file reel number 81075 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer By: [Signature] Deputy