

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 Thirteen (13), 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.

IF SPACE INSUFFICIENT, CONTINUE DEED ON REVERSE SIDE

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

~~the whole of the consideration paid for this transfer, stated in terms of dollars, is \$1,895.00~~
which is the whole consideration (indicate which). (The sentence between the symbols "if" 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, 1976 :
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

ss.

, 19

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

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, 1976

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 of First

National Bank of Oregon, Trustee, 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 be-
half 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: 10-11-76

(OFFICIAL SEAL)

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

After recording return to:

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

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
17th day of March, 1976,
at 2:00 o'clock p.m., and recorded
in book 1750 on page 4997 or as
file/reel number 31976

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Mr. D. Milne

Recording Officer
By *[Signature]* Deputy

Fee \$3.50