



83335

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES A. LUCAS and LINDA M. LUCAS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by husband and wife LECKLIDER and NANCY C. LECKLIDER, husband and wife

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 9, Block 3, 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. Easements and restrictions as contained in plat dedication. 2. Conditions and restrictions imposed by instrument recorded July 24, 1970 in Volume M74, page 6147, Microfilm Records of Klamath County, Oregon. 3. 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, Oregon.

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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,

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 \$ 8,500.00. 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 17th day of April, 1980; 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)

James A. Lucas Linda M. Lucas

STATE OF OREGON, County of Klamath ss. April 17, 1980.

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 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.

Personally appeared the above named James A. Lucas and Linda M. Lucas 4212 Fargo Street, Klamath Falls, Or.

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

Before me: [Signature] (OFFICIAL SEAL)

Notary Public for Oregon My commission expires: 8-23-81

Notary Public for Oregon (OFFICIAL SEAL) My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

G. Robert Lecklider P. O. Box 2 Klamath Falls, Oregon 97601

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of April, 1980, at 10:00 o'clock A.M., and recorded in book/reel/volume No. M80 on page 7257 or as document fee file/instrument/microfilm No. 83335, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Samantha Shitch Deputy

Fee \$3.50