

1-1-74

FTE#46390574

WARRANTY DEED

Vol. 1780 Page 18934



KNOW ALL MEN BY THESE PRESENTS, That RAYMOND F. BOEHLER and BERNICE L. BOEHLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN G. LEITCH, a single man, 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:

The East 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 22, Township 36 South, Range 11 East of the Willamette Meridian, excepting a 30 foot wide roadway easement along the Northerly boundary for joint user roadway purposes.

SUBJECT TO: 1. 1980-81 taxes, a lien in an amount to be determined, but not yet payable. 2. Rights of the public in and to any portion lying within streets, roads, or highways. 3. United States Statutes and regulations issued thereunder; liens and assessments for irrigation and drainage rights, if any there may be, not appearing of record and arising from the fact that the lands once were within the boundaries of the Klamath Indian Reservation as disclosed by deed recorded January 4, 1974 in Volume M74, Page 98, Klamath County Microfilm Records. 4. The interest of R.W. Slemaker, Jr., under an assignment of 50% oil and gas royalties, including the terms and provisions thereof, dated May (CONTINUED ON REVERSE)

(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 those apparent on 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 \$14,500.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$14,500.00. THE WHOLE OF THE CONSIDERATION INDICATED 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 25th day of September, 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.

Raymond F. Bohler
RAYMOND F. BOEHLER

Bernice L. Bohler
BERNICE L. BOEHLER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Douglas } ss.
September 25, 1980

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

Personally appeared the above named
Raymond F. Boehler and Bernice
L. Boehler, husband and wife

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

Before me:
(OFFICIAL SEAL) *Dorothy Jew*
Notary Public for Oregon
My commission expires:
June 10, 1983

_____, 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Raymond F. & Bernice L. Boehler

GRANTOR'S NAME AND ADDRESS

John G. Leitch

GRANTEE'S NAME AND ADDRESS

After recording return to:
John G. Leitch
4312 W. 105th Street
Inglewood, CA 90304
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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16, 1955, recorded May 23, 1955 in Book 274, Page 422, Klamath County Deed Records. 5. The interest of Livingston Oil Company, a corporation, in an undivided one-half interest of oil, gas and minerals under a conveyance recorded April 30, 1964 in Book 352, Page 528, Klamath County Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title

this 1st day of October A. D. 1980 at 10:46 o'clock A. M., on

filed recorded in Vol. M80, of Deeds on Page 18934

Wm D. MILNE, County Clerk

By Bernetha A. Hetch

Fee \$7.00