

38-22927-6-7
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KNOW ALL MEN BY THESE PRESENTS, That LEON LEWIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN AUSTIN ADDRESS and ROBBIN LOUISE ADDRESS, Husband and Wife, 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:

"Lot 23 and the N 1/2 of Lot 24, FAIR ACRES SUBDIVISION #1, in the County of Klamath, State of Oregon

RESERVING UNTO Leon Lewis, the Grantor, an estate for the life of Leon Lewis in the following described parcel of real property: A portion of the NE corner of Lot 23, FAIR ACRES SUBDIVISION #1, more particularly described as follows: Commencing at a point being the NE corner of Lot 23 and thence running Westerly from the most Northernly corner of said lot a distance of 80 feet; thence Southerly parallel with Kane Street a distance of 37 feet; thence Easterly to a point in the Easterly line of Lot 23; thence Northernly along the Easterly line of said Lot 23 a distance of 37 feet, more or less, to the point of beginning."

(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 SUBJECT TO contracts and/or liens of record and contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record 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 \$ 65,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 day of December, 19 80 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.

Leon Lewis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
December 19 80

STATE OF OREGON, County of ss.
19

Personally appeared

Personally appeared the above named
LEON LEWIS

and who, being duly sworn, 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 acknowledged the foregoing instrument to be his voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

LEON LEWIS

GRANTOR'S NAME AND ADDRESS
DAN AUSTIN & ROBBIN LOUISE ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. & Mrs. Dan & Robbin Address
1630 Kane St.
K. Falls, OR 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 1st day of December, 19 80, at 4:27 o'clock P.M., and recorded in book/reel/volume No. M-80 on page 23274 or as document/fee/file/instrument/microfilm No. 93218. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

Fee \$3.50

Jacqueline J. Mettee
Deputy