

93630

WARRANTY DEED

Vol. *M 80* Page **24059**

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That *G. Robert Lecklider and Nancy C. Lecklider*, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by *Gerard W. Horgan and Hilda J. Horgan*, 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 15, Block 7, as shown on the map entitled "Tract 1140, LYNNEWOOD FIRST ADDITION, filed in the office of the County Clerk of Klamath County, Oregon.

(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 those of record and/or 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 \$ *140,000.00*
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 *12th* 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.

(If executed by a corporation, affix corporate seal)

G. Robert Lecklider
Nancy C. Lecklider

STATE OF OREGON,
County of *Klamath* } ss.
December *12*, 19 *80*

Personally appeared the above named *Nancy C. Lecklider*, individually, and as attorney in fact for *G. Robert Lecklider* and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires: *4-33-81*

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

Personally appeared _____ 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 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Gerard W. & Hilda J. Horgan
981 Wild Plum Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of *Klamath*
I certify that the within instrument was received for record on the *12th* day of *December*, 19 *80*, at *12:05* o'clock P.M., and recorded in book/reel volume No. *M80* on page *24059* or as document/fee/file/instrument/microfilm No. *93630* Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Deputy
Bernetha L. Letcher
Fee \$3.50

DEC 12 PM 12 05