

FRONTIER
TITLE & TRUST CO.

97559

WARRANTY DEED

Vol. m8 Page 5326



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 CLARENCE H. NEWHALL

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:

All that portion of Block 20 of RIVERSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows

Beginning at the most Southerly corner of said Block 20 and running thence North 66° East along the Northerly line of Main Street (formerly Bridge Street) a distance of 58.1 feet; thence Northwesterly 55 feet to a point in the Westerly line of said Block 20, 78.7 feet Northerly from the place of beginning, thence South 21° West along the Westerly line of said Block 20, 78.7 feet to the point of beginning

SUBJECT TO:

An easement created by instrument recorded July 2, 1908 in volume 24, page 402, Klamath County Deed Records. A mortgage in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, recorded March 25, 1977 in Volume M77, page 5001, Klamath County Microfilm Records, which the grantee herein agrees to assume and pay according to... (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) ...the terms therein.

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,

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 \$12,500.00

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 24th day of March, 1981; 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, by his attorney in fact Nancy C. Lecklider
Nancy C. Lecklider

STATE OF OREGON,)
County of Klamath) ss.
March 24, 1981

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

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence H. Newhall
2232 Union
Klamath Falls, Or. 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 25th day of March, 1981, at 10:28 o'clock A.M., and recorded in book/rel/volume No. M81 on page 5326 or as document/fee/file/instrument/microfilm No. 97559, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn B Eihn County Clerk

NAME

TITLE

By *Evelyn B Eihn* Deputy

Fee \$3.50

81 MAR 25 AM 10 28