

**FRONTIER**  
TITLE & TRUST CO.

**98047**

WARRANTY DEED

Vol 181 Page 6188

KNOW ALL MEN BY THESE PRESENTS, That

WAYNE A. WILCOX

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G. ROBERT LECKLIDER and NANCY C. LECKLIDER, 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 10, Block 1, as shown on the map entitled "FIRST ADDITION TO LOMA LINDA HEIGHTS", filed in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

Reservations and restrictions as contained in deed recorded April 4, 1930 in Volume 83, page 311 and re-recorded March 25, 1932 in Volume 97, page 177, Deed Records of Klamath County. An easement over and across Lots 9 through 14 inclusive, Block 1, as may be necessary for future sanitary sewers as set forth in the plat dedication. Setback provisions as delineated on the recorded plat 20 feet from the Northwestern and Southeastern lot lines. Covenants, easements and restrictions imposed by instrument recorded August 17, 1964 in Volume 355, page 361, Klamath County Deed Records, 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

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 \$ 9,000.00. 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 2 day of April, 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)

STATE OF ~~OREGON~~ MONTANA

County of Missoula

April 2, 1981

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named

Wayne A. Wilcox

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

(OFFICIAL SEAL)

Notary Public for Oregon: Montana

My commission expires: 6-23-81

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

G. Robert & Nancy C. Lecklider  
1453 Esplanade  
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

STATE OF OREGON,

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/leaf/volume No. on page or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By:

Deputy

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6188A  
WARRANTY DEED  
WAYNE A. WILCOX  
continued .....  
and amended by instrument recorded January 15, 1968 in Volume M68, page 351, Klamath County Microfilm Records. An easement created by instrument recorded January 3, 1967, Volume M67, page 36, Klamath County Microfilm Records.

Lot 10, Block 1, as shown on the map entitled "FIRST ADDITION TO LOMA LINDA HEIGHTS", filed in the office of the County Clerk, Klamath County, Oregon.  
Subject to:  
Reservations and restrictions as contained in deed recorded April 1, 1930 in Volume 33, page 311 and re-recorded March 27, 1932 in Volume 37, page 174, Deed Records of Klamath County. An easement over and across Lots 9 and 10, Block 1, as may be necessary for future sanitary purposes as set forth in the plat dedication, setback provisions as delineated on the recorded plat 20 feet from the Northwestern and Southeastern lot lines. Easements, reservations and restrictions imposed by instrument recorded August 17, 1944 in Volume 322, page 381, Klamath County Deed Records.  
continued on reverse  
To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.  
The said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns that Grantee is lawfully seized in fee simple of the above granted premises, free from all encumbrances  
Grantee will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.  
The true and actual consideration paid for this transfer, stated in terms of dollars is \$2,000.00.  
Moreover, the actual consideration consists of or includes other property or value given or promised which is the subject of this deed. (The sentence between the brackets [ ] is not applicable, should be deleted. See ORS 93.030.)  
In executing this deed and where the grantor has executed this instrument in the presence of two or more witnesses, the grantor has acknowledged the same to be signed and acknowledged by the grantor and the witnesses before a duly authorized officer of the State of Oregon.  
Witness my hand and seal of office this 6th day of April, 1981.  
EVELYN BIEHN, County Clerk

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.  
this 6th day of April, A.D. 19 81 at 3:26 o'clock p.m., and  
duly recorded in Vol. M81 of Deeds on Page 6188

By Debra A. Spitzer  
EVELYN BIEHN, County Clerk

Fee \$7.00

and that the said officer is duly authorized to execute and acknowledge the foregoing instrument in the presence of two or more witnesses, the grantor has acknowledged the same to be signed and acknowledged by the grantor and the witnesses before a duly authorized officer of the State of Oregon.  
Witness my hand and seal of office this 6th day of April, 1981.  
EVELYN BIEHN, County Clerk

STATE OF OREGON  
County of \_\_\_\_\_  
I certify that the within instrument was recorded for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ and was filed in book \_\_\_\_\_ folio \_\_\_\_\_ or in document \_\_\_\_\_ instrument \_\_\_\_\_ Record of Deeds of said county.  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
County Clerk

Robert & Nancy C. Beckwith  
Klamath Falls, OR 97601  
Klamath County, Oregon  
The following is a true and correct copy of the foregoing instrument as recorded in the office of the County Clerk, Klamath County, Oregon, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ and was filed in book \_\_\_\_\_ folio \_\_\_\_\_ or in document \_\_\_\_\_ instrument \_\_\_\_\_ Record of Deeds of said county.  
County Clerk