

1-1-74

QUITCLAIM DEED

98366



KNOW ALL MEN BY THESE PRESENTS, That STEWART HENRY LEITZKE,

hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto L. C. LEITZKE and SYLVIA LEITZKE, husband and wife,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1A - A portion of Lots 12 and 13, Block 1, FAIRHAVEN HEIGHTS, situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 13, Twp. 39 S., R. 8, E.W.M., more particularly described as follows:

Beginning at a 1/2-inch iron pipe on the Southeasterly corner of said Lot 13; thence North along the East line of said Lot 13, a distance of 60.00 feet to a 1/2-inch iron pipe; thence North 81°06' West parallel with the North line of said Lots 13 and 12, a distance of 63.01 feet to a 1/2-inch iron pipe on the Southwesterly line of said Lot 12, said point being on the Northeasterly line of Ferrier Avenue; thence South 41°45' East along the Northeasterly line of Ferrier Avenue, a distance of 93.49 feet, more or less, to the point of beginning.

PARCEL 1B - The South 210 feet of the North 757 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 13, Twp. 39 S., R. 8, E.W.M., more particularly described as follows:

Beginning at the Northwest corner of the 40 acre tract above-mentioned; thence South 547 feet, more or less, to a point in the West line of said 40-acre tract and the true point of beginning; thence South along the West line of said 40-acre tract, a distance of 210 feet; thence East 1320 feet, more or less, to the East boundary line of said 40-acre tract; thence North on the East line of said 40-acre tract a distance of 210 feet; more or less; thence West parallel to the South line of said 40-acre tract, 1320 feet, more or less, to the point of beginning.

PARCEL 2 The South 563 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 13, Twp. 39 S., R. 8, E.W.M., EXCEPTING

THEREFROM that portion conveyed by Henry W. Leitzke and Mina Leitzke to R. A. Davis and Esther Davis by Deed recorded February 14, 1963, in Deed Book 343, page 216, records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed by Henry W. Leitzke and Mina Leitzke, husband and wife, to R. A. Davis and Esther Davis, husband and wife, by Deed recorded February 14, 1961, in Deed Book 327, page 331, Records 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,000.00.

⓪However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ⓪(The sentence between the symbols ⓪, 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 2nd 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.

Stewart Henry Leitzke

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 13, 1981

Personally appeared the above named

Stewart Henry Leitzke

STATE OF OREGON, County of _____) ss.

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

Before me:

OFFICIAL SEAL

M. Talley

Notary Public for Oregon

My commission expires: 2-5-85

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:

(SEAL)

Notary Public for Oregon

My commission expires:

Stewart Henry Leitzke

Rt. 3, Box 220

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

L. C. Leitzke and Sylvia Leitzke

42 Nevada Street

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

L. C. Leitzke and Sylvia Leitzke

42 Nevada Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

L. C. Leitzke

Rt. 3, Box 220

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of April, 1981, at 2:43 o'clock P.M., and recorded in book/reel/volume No. M81 on page 6690 or as document/fee/file/instrument/microfilm No. 98366, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra Ranga Deputy

Fee \$3,50

APR 14 PM 2 43