

1-1-76

36200

WARRANTY DEED

Vol. M84 Page 7319

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM W. KING and HELGA M. KING, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TED LEISNER, 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 Government Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point which bears North 45° 4' West along the Northerly line of the County Road 580 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Chocktoot Street in the townsite of West Chiloquin, Oregon; and North 30° 30' East parallel to Lalakes Avenue 206.0 feet; thence North 30° 30' East 50.0 feet; thence South 59° 30' East 117.2 feet; thence South 30° 30' West 50.0 feet; thence North 59° 30' West 117.2 feet to the point of beginning.

SUBJECT, however, to the following:

1. Due administration of the Conservatorship of Patricia Ann Charles, Probate No. 66-176, which proceedings are pending in the Circuit Court for Klamath County. Paula M. Dortch was appointed as Conservator. Attorney for Conservator: Richard C. Beesley.

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$11,500.00. 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 1st day of October, 1975; 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,

County of Klamath

October 1, 1975

Personally appeared the above named William W. King and Helga M. King

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

Before me:

Notary Public for Oregon

My commission expires: 12-22-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

William W. King and Helga M. King
Star Rt. Box 61

Chemult, OR 97731
GRANTOR'S NAME AND ADDRESS

Ted Leisner

P.O. Box 192

Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ted Leisner

Same as above

NAME, ADDRESS, ZIP

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

Ted Leisner

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of May, 1984, at 1:58 o'clock P.M., and recorded in book M84 on page 7319 or as file/reel number 36200.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By _____ Deputy

Fee: \$4.00