

OA

52346

WARRANTY DEED

21005

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KNOW ALL MEN BY THESE PRESENTS, That
ROBERT E. ARMSTRONG AND GREGORY L. ARMSTRONG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GARY LEAVITT AND JENNY A. LEAVITT, husband and wife

, 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:

Township 24 South, Range 7 East of the Willamette Meridian

Section 7: W¹/₂W¹/₂NW¹/₂SW¹/₂

SUBJECT TO: all reservations, restrictions, easements and right of way of record or apparent on the ground, including, but not limited to the following:

Rights of the public in and to any portion of said premises lying within the limits of roads and highways, and the right of ingress and egress over and across the following described real property, to-wit: BEGINNING at the northwest corner of Lot 7, of CRED-DEL ACRES SECOND ADDITION, thence South along the west boundary line of said Lot 7, 172.78 feet, more or less, to the southwest corner of said Lot 7, 60 feet; thence North 172.78 feet, more or less, to a point on the north boundary line of said Lot 7, which is 60 feet East of the northwest corner of said Lot 7; thence West along the north boundary line of said Lot 7, 60 feet to the point of beginning, and the right of way for ingress and egress as set out in the deed to Jack Gross recorded on June 14, 1968, in Book M-68 at page 5311 of the Deed 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.

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 1985/86 taxes, a lien not yet due and payable and conditions, restrictions, reservations and easements of record

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 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 14 day of August, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Robert E. Armstrong

Gregory L. Armstrong

STATE OF OREGON,)
County of Lane) ss.
August 14, 1985.

Personally appeared the above named
Robert E. Armstrong and Gregory L. Armstrong

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

ROBERT E. ARMSTRONG and GREGORY L. ARMSTRONG

GRANTOR'S NAME AND ADDRESS

GARY LEAVITT AND JENNY A. LEAVITT

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene Escrow Service #85-2138
1355 Oak Street
Eugene, Oregon 97401

NAME, ADDRESS, ZIP

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

Gary Leavitt and Jenny A. Leavitt
3851 Banner Street
Eugene, Oregon 97404

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of August, 1985, at 3:40 o'clock P.M., and recorded in book/reel/volume No. M85 on page 13260 or as fee/title/instrument/microfilm/reception No. 52346, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: [Signature] Deputy

Fee: \$5.00

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