

KNOW ALL MEN BY THESE PRESENTS, That CALVIN EUGENE LEAVITT and MONA MARIE LEAVITT, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERYL B. MC LAREN and LOIS V. MC LAREN, 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:

Lots 19 to 24, inclusive, Block 42 and all that portion of Lots 13, 14, and 15, Block 43, all lying Southwest of State Highway, BOWNE ADDITION to Bonanza, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

(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 stated on the reverse side 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 \$ 6,000.00

~~HOWEVER, THE ABOVE CONSIDERATION DOES NOT INCLUDE ANY OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS PART OF THE CONSIDERATION INDICATED BY THE~~ (The sentence between the symbols ①, 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 10th day of October, 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.

Calvin Eugene Leavitt
CALVIN EUGENE LEAVITT

Mona Marie Leavitt
MONA MARIE LEAVITT

STATE OF OREGON, County of Klamath) 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 _____

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
(OFFICIAL SEAL) My commission expires: _____

STATE OF OREGON) ss.
County of Klamath
October 10, 1985

Personally appeared the above named CALVIN EUGENE LEAVITT and MONA MARIE LEAVITT

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

Before me: Kristin L. Redd
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/87

CALVIN EUGENE LEAVITT & MONA MARIE LEAVITT
325 N. 3rd
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

BERYL B. MC LAREN & LOIS V. MC LAREN
General Delivery
Bonanza, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
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 _____ on page _____ or as file/reel number _____

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

By _____ Recording Officer
Deputy

63001

DEED

16464

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Any existing easements for public utilities in vacated street area and the conditions imposed thereby.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 10th day
of October A.D., 19 85 at 3:01 o'clock P M., and duly recorded in Vol. M85,
of Deeds on Page 16463.

FEE \$9.00

EVELYN BIEHM County Clerk

By Bernetha H. H. H. H.

