

1-1-74

60162

WARRANTY DEED

Vol. 1480 Page 6199

KNOW ALL MEN BY THESE PRESENTS, That OTIS MARTIN LEONARD AND ALICE MARIE LEONARD, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIM AND MARCIA A HARRIS, 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:

See attached Exhibit I, by this reference made a part hereof.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an abstract of title only, and has not examined it for correctness and sufficiency or as to its effect upon the title to any real property that may be described therein.

"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."

(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 a mortgage to South Valley State Bank

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 \$ 10.00

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 11th day of April, 1986; 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)

Otis Martin Leonard
OTIS MARTIN LEONARD

Alice Marie Leonard
ALICE MARIE LEONARD

STATE OF OREGON,)
County of Klamath) ss.
April 11, 1986

STATE OF OREGON, County of) ss.
19

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

, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named
Otis Martin Leonard and
Alice Marie Leonard

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

Before me:

Notary Public for Oregon

My commission expires: 1-17-89

Otis Leonard & Alice Leonard
Box 65
Bieber, CA 92609
GRANTOR'S NAME AND ADDRESS

Jim And Marcia Harris
4611 Crossroads
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
above grantees

NAME, ADDRESS, ZIP

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

Same as Grantees

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.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT I
Warranty Deed dated
April 11, 1986

Otis Martin Leonard
Alice Marie Leonard
as grantors

6200

DESCRIPTION

A portion of the SW $\frac{1}{2}$ SE $\frac{1}{2}$ SW $\frac{1}{2}$ Section 2, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE $\frac{1}{2}$ of the SW $\frac{1}{2}$ of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North, along the West boundary of said SE $\frac{1}{2}$ of the SW $\frac{1}{2}$, 30.00 feet to the North boundary of Cross Road; thence Easterly, along said road boundary 30.00 feet to the true point of beginning; thence Easterly, along said road boundary 290.40 feet; thence North, parallel with the West boundary of the SE $\frac{1}{2}$ of the SW $\frac{1}{2}$ of Section 2, 300.00 feet; thence Westerly, parallel with Cross Road, 290.40 feet; thence South, parallel with the West boundary of the SE $\frac{1}{2}$ of the SW $\frac{1}{2}$ of Section 2, 300.00 feet to the true point of beginning.

Also:

An Easement for irrigation pipeline purposes over and across the following described tract: commencing at the southwest corner of the SE $\frac{1}{2}$ of the SW $\frac{1}{2}$ of said Section 2, thence North along the West boundary of said Southeast Quarter of the Southwest Quarter, 30.00 feet to the true point of beginning; thence Easterly along the North boundary of Cross Road, 30.00 feet; thence North, parallel with the west boundary of the Southeast Quarter of the Southwest Quarter 10.00 feet; thence Westerly, parallel with Cross Road 30.00 feet to the West boundary of the Southeast Quarter of the Southwest quarter; thence South, along said West boundary 10.90 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of April A.D., 19 86 at 4:25 o'clock P M., and duly recorded in Vol. M86
of _____ Dueds on Page 6199

FEE \$14.00

Evelyn Biehn, County Clerk
By _____