

64935

WARRANTY DEED

STEPHEN E. LEGGETT and KAREN S. LEGGETT,

KNOW ALL MEN BY THESE PRESENTS, That  
husband and wife

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

INA M. OLIVER

, 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 improvements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:Lot 9 in Block 4, STEWART ADDITION to the City of Klamath Falls, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1986-1987 taxes, a lien, not yet due and payable.

## MOUNTAIN TITLE COMPANY

"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."

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 above 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 \$ 20,000.00  
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 18th day of August, 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)

STEPHEN E. LEGGETT

KAREN S. LEGGETT

KAREN S. LEGGETT

STATE OF OREGON, County of ) ss.

STATE OF OREGON, ) ss.

County of Klamath

August 18, 1986

Personally appeared the above named

STEPHEN E. LEGGETT and KAREN S. LEGGETT

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Stephen E. Leggett & Karen S. Leggett  
2003 S. Tacoma Street  
Kennewick, WA 99337

GRANTOR'S NAME AND ADDRESS

Ina Mae Oliver

2009 Everett 3918 Greensprings Dr.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

If 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 Klamath

I certify that the within instru-  
ment was received for record on the  
18th day of August, 1986,  
at 1:26 o'clock P.M., and recorded  
in book M86 on page 14718 or as  
file/reel number 64935

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$10.00