

73269

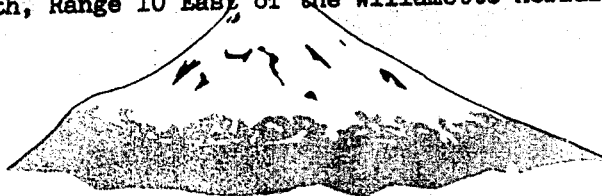
WARRANTY DEED
MTC-17894-P

Vol. M87 Page 5

KNOW ALL MEN BY THESE PRESENTS, That **PEOPLES MORTGAGE COMPANY**, a Washington corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JOHN A. LEINEN** and **MARSHA L. LEINEN**, 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:

That portion of the East 330 feet of Government Lot 2 that lies Northeasterly of Sprague River Highway, and the East 330 feet of Government Lot 1 in Section 19, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.



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 those of record and 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 \$ **16,500.00**

~~However, the actual consideration paid for this transfer is the value of the property described in this instrument, which is the whole or part of the land described in this instrument. If the entire land described in this instrument is transferred, the consideration is the value of the land. If only a part of the land is transferred, the consideration is the value of the part transferred.~~

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 **6** day of April, 19 **87**; 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.

PEOPLES MORTGAGE COMPANY

By: *X* *Keith B. Jackson* Pres.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

19 ____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Washington

STATE OF ~~Oregon~~, County of **King**) ss.

April 7 19 **87**

Personally appeared **Keith B. Jackson** and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the **Vice President** president and that the latter is the secretary of

PEOPLES MORTGAGE COMPANY

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:

Ellen C. Hede

Notary Public for **Oregon** Washington

My commission expires: **11-29-88**

(OFFICIAL SEAL)

PEOPLES MORTGAGE COMPANY

GRANTOR'S NAME AND ADDRESS

JOHN A. LEINEN & MARSHA L. LEINEN
Star Rt 2 Box 588
Chiloquin OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of **Klamath**) ss.

I certify that the within instrument was received for record on the **9th** day of **April**, 19 **87**, at **3:16** o'clock P.M., and recorded in book **M87** on page **5957** or as file/reel number **73269**.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$10.00

By

Ann Smith Deputy