

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

VOLUME

Page 15156

78412  
MTC-1235510  
KNOW ALL MEN BY THESE PRESENTS, That JO ANN GASAWAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
LESLIE S. LEAHY  
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:

Lot 15 in Block 11, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official Plat thereof on file in the office of the County Clerk of 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 \$ 55,913.65  
① Houseaux, Inc., a corporation, having its principal place of business at 1000 N.W. 23rd Street, Portland, Oregon, and the whole consideration consists of the sum of \$55,913.65, paid in full, in cash, to the grantor, for the part of the above described property, hereinabove described, which is situated in the County of Klamath, Oregon, and is bounded as follows: Beginning at the corner where the line between Lots 14 and 15, Block 11, and the line between Lots 10 and 11, Block 10, meet; thence running generally westwardly along the line between Lots 14 and 15, to the corner where the line between Lots 14 and 15, and the line between Lots 11 and 12, meet; thence running generally northwardly along the line between Lots 11 and 12, to the corner where the line between Lots 11 and 12, and the line between Lots 10 and 11, meet; thence running generally eastwardly along the line between Lots 10 and 11, to the point of beginning. 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 12th day of August, 1987, 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)

STATE OF OREGON,

County of Klamath

8/12, 1987

Personally appeared the above named

Jo Ann Gasaway

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

Before me:  
Carroll Spencer

Notary Public for Oregon

My commission expires: 8/16/88

Jo Ann Gasaway

## GRANTOR'S NAME AND ADDRESS

Leslie S. Leahy  
Sherwood  
Klamath Falls OR 97603

## 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

SPACE RESERVED  
FOR  
RECODER'S USE

## STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of August, 1987, at 9:39 o'clock A.M., and recorded in book M87 on page 15156 or as file/reel number 78412, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Lynn Smith Deputy

Fee: \$10.00

MOUNTAIN

TITLE COMPANY