

OA

86330

WARRANTY DEED

Vol. 1788 Page 5893



KNOW ALL MEN BY THESE PRESENTS, That DONALD J. LEGGET and ELIDA LEGGET,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EC COMPANY, an Oregon corporation, fka, EAST SIDE ELECTRIC, INC., 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:

Block 4, Lot 7 and Block 5, Lot 3 of Bella Vista Subdivision Tract 1235, in the County of Klamath, State of Oregon.

(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, save and except taxes and assessments against the property, Deed Conditions and Restrictions recorded in Vol. M87, Page 14651, Klamath County Deed Records 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 \$ other

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 10th day of March, 1988; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DONALD J. LEGGET

ELIDA LEGGET

STATE OF OREGON, )  
County of Klamath ) ss.  
March 10, 1988.

STATE OF OREGON, County of ) ss.  
1988.

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

Personally appeared the above named  
DONALD J. LEGGET and  
ELIDA LEGGET

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

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.

(OFFICIAL SEAL)

Arlene P. Addington

Notary Public for Oregon

My commission expires: 3-22-89

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

DONALD J. LEGGET and ELIDA LEGGET

GRANTOR'S NAME AND ADDRESS

EC COMPANY c/o W.K. Deshler  
2121 N.W. Thurman  
Portland, Oregon 97208

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles E. Armstrong  
101 SW Main Street, Suite 1100  
Portland, OR 97204

NAME, ADDRESS, ZIP

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

EC COMPANY c/o W.K. Deshler  
2121 N.W. Thurman  
Portland, Oregon 97208

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of April, 1988, at 4:15 o'clock P.M., and recorded in book/reel/volume No. M88 on page 5893 or as fee/file/instrument/microfilm/reception No. 86330, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee \$10.00