

KNOW ALL MEN BY THESE PRESENTS, That ELNORA A. LEONARD and ALVERA M.

MOERER, not as tenants in common, but with the right of survivorship

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN P. TRICHEL and JOAN M. TRICHEL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 19 in Block 15 of FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3907-025C0-03900.

*"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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

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 \$ 7,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

*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 5th day of June, 19 90; 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.

\* Elmira A. Leonard  
ELMORA A. LEONARD

ELNORA A. LEONARD  
- *Alvera M. Moore*

by Edna Leonard, atty in fact  
ALBERT M. MOERER

ALVERA M. MOEREF

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, )  
County of Klamath ) ss  
June 5, 19 90

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)

Personally appeared the above named \_\_\_\_\_  
ELNORA A. LEONARD for herself and as  
attorney-in-fact for ALVERA M. MOERER

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

Report me: Kristi L. Redd  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 11/10/91

Notary Public for Oregon  
My commission expires:

ELNORA A. LEONARD & LAVERA M. MOERER  
1912A Dawn Ct.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

STEVEN P. TRICHEL and JOAN M. TRICHEL  
P.O. Box 800  
Keno, OR 97627  
GRANTOR'S NAME AND ADDRESS

After recording return to  
**SAME AS GRANTEE**

NAME, ADDRESS, ZIP \_\_\_\_\_

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, SS.  
County of Klamath  
I certify that the within instrument was  
received for record on the 5th  
day of June, 19 90  
at 1:59 o'clock P. M., and recorded  
in book M90 on page 10816 or a  
file/reel number 15747

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer  
By Pauline M. Mullen, Deputy

\_\_\_\_\_

## LITTLE COME