

20922

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20922

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH C. LEIKER & JAYCE LEIKER, as grantors, for the consideration hereinafter stated, to grantor paid by Delphus V. Wright & Martha A. Wright, as tenants by the entirety, the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 4 and 5, Block 53, KLAMATH FALLS BUSINESS ESTATES, HIGHWAY 66 UNIT, PLAT No. 2, in the County of Klamath, State of Oregon.

Tax Account No: 3811 01400 01900  
Tax Account No: 3811 01400 01800

## 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 will 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 to 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 it is transfer, stated in terms of dollars, is \$ 8,000.00. The grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, 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.

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 21 day of September, 1990; 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.

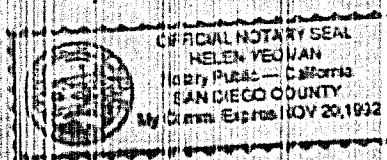
*Joseph C. Leiker*  
Joseph C. Leiker

*Jayce Leiker*  
Jayce Leiker

STATE OF OREGON, California )  
County of San Diego ss.  
September 21, 1990

Personally appeared the above named  
Delphus V. Wright & Martha A. Wright, as  
grantees, who acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: *Helen Yeoman*  
Notary Public for California  
My commission expires 11-20-92



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_ president, and by \_\_\_\_\_,  
\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

STATE OF OREGON.

County of Klamath ss.

I certify that the within instrument was  
received for record on the 1st  
day of Oct., 19 90,  
at 4:30 o'clock P. M., and recorded  
in book M90 on page 19877 or as  
filed number 20922.

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

*Evelyn Biehn*, County Clerk  
Recording Officer  
By *Paula Mulindore* Deputy

Jan 928-00