

MTC 24521-DN
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LINCOLN C. LEITZKE and SYLVIA ADA LEITZKE, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D. P. ROTHERHAM and MABEL C. ROTHERHAM, husband and wife; W. S. ROBINSON and DORIS M. ROBINSON, husband and wife; and J. R. POOL, a single man, 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:

Lots 13, 14 and 15 in Block 5 of SHIPPINGTON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; subject to the following exceptions:

1. Sewer use charges, if any, due to the City of Klamath Falls;
2. Subject to an easement for controlling the level of Upper Klamath Lake, dated October 3, 1939, recorded October 27, 1939, in Volume 125, Page 211, Deed Records of Klamath County, Oregon.

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 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 \$22,500.00.

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 23rd day of March, 1977; 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.

Lincoln C. Leitzke
LINCOLN C. LEITZKE

Sylvia Ada Leitzke
SYLVIA ADA LEITZKE

STATE OF OREGON)

County of Klamath)

ss:

Personally appeared before me the above named LINCOLN C. LEITZKE and SYLVIA ADA LEITZKE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Judy B. Puhala
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-12-77

AFTER RECORDING RETURN TO:

Wesley & Barbara Lise
2138 Wiard
Klamath Falls, OR

9/10/73

Grantor's Name and Address:

Lincoln Leitzke

Grantee's Name and Address:

21407

Rotherham

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

No Change

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

on this 24th day of Oct. A.D., 19 90
at 11:57 o'clock A M. and duly recorded
in Vol. M90 of Deeds Page 21405

Evelyn Biehn County Clerk

By

Orville M. Mendenhall

Deputy.

Fee, \$38.00