

64305

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Nancy Hodges

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by O. Jeffery LeRoy and Debra C. LeRoy, as tenants by the entirety and Erica L. Aydelotte, **, hereinafter called the grantee, 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

** with rights of survivorship

Lot 70, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR,
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 and the above granted premises, free from all encumbrances except those of record and those 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 \$ 50,000.00

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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 29th day of June, 19 93;
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.

STATE OF ~~OREGON~~ CALIFORNIA)
County of _____) ss.
_____, 19____

Nancy Hodges

Personally appeared the above named _____
Nancy Hodges

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

Before me:

Notary Public for ~~XXXXX~~ California
My commission expires:

STATE OF OREGON, County of _____ 188
The foregoing instrument was acknowledged before me this
_____, 19____, by _____
_____, president, and by _____
_____, secretary of _____

a _____ corporation, on behalf of the corporation

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

SEE ATTACHED CERTIFICATE "

Nancy Hodges
C/O KEESL

LEASING NAME AND ADDRESS

O. Jeffrey & Debra C. LeRoy
Erica L. Aydelotte
C/O KFFSL

CONCLUSIONS AND RECOMMENDATIONS

Altogether, 34 of 44 (77%) of the 23,000 ha

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

8380 NICHOLS ET AL.

Until a change is requested, an tax status must stay the same in the following table:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

NAME ADDRESS CITY

STATE OF OREGON.

55

County of _____

~~I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.~~

Witness my hand and seal of County
affixed.

Recording Officer

By _____ Deputy

MOUNTAIN TITLE COMPANY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of ORANGEOn JUNE 30, 1993

DATE

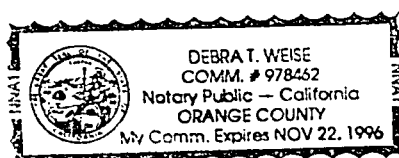
before me, DEBRA T. WEISE "Notary Public"

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared NANCY HODGES

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Debra T. Weise
SIGNATURE OF NOTARY

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT UNGRAVITY DECIDNUMBER OF PAGES 1 DATE OF DOCUMENT 6-27-93

SIGNER(S) OTHER THAN NAMED ABOVE

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED☐ GENERAL☐ ATTORNEY-IN-FACT☐ TRUSTEE(S)☐ GUARDIAN CONSERVATOR☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 8th day
of July A.D., 19 93 at 3:22 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 16425

Evelyn Biehn
By Debra T. Weise County Clerk

FEE \$35.00