

OK **70619**KNOW ALL MEN BY THESE PRESENTS, That
and wife

Larry L. and Carol Leaton, husband



hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Larry L. and Carol Leaton, husband & wife and Jack Sr. and Mildred
Duke, husband and wife, each an undivided one-half interest *

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North half of Lot 3, Block 3, First Addition to Antelope Meadows, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Covenants, conditions and restrictions as shown on the recorded plat.
2. Set back provisions as delineated on the recorded plat, being 20 feet from the East
lot line.
3. An 8 foot utility easement along Westerly lot line as shown on dedicated plat.
4. An easement created by instrument, subject to the terms and provisions thereof,
dated April 8, 1974, recorded Volume M74, page 4307 microfilm records of Klamath
County, Oregon in favor of Leslie L. Gump et ux for a non-exclusive easement 8 feet
in width.

* with the right of survivorship. Any deceased parties interest shall revert to the
remaining interest holders or holder.

(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.

None

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,658.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 15 day of October, 1993

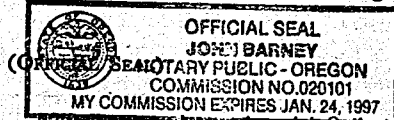
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Larry L. Leaton
Carol J. Leaton

STATE OF OREGON, County of Coos) ss.

Personally appeared the above named Larry L. Leaton & Carol J. Leaton October 15, 1993

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



Before me:

Notary Public for Oregon

My commission expires 1/24/97

NOTE: The sentence between the symbols or if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Larry L. & Carol J. Leaton

261 McCullum

Coos Bay, OR 97420

GRANTOR'S NAME AND ADDRESS

Jack Sr. & Mildred Duke

508 E. 11th

Coquille, OR.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry L. & Carol J. Leaton

261 McCullum

Coos Bay, OR 97420

NAME, ADDRESS, ZIP

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

Larry L. Leaton

261 McCullum

NAME, ADDRESS, ZIP

Coos Bay, OR 97420

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument
was received for record on the 2nd day
of Nov., 1993, at
9:14 o'clock A.M., and recorded
in book/reel/volume No. M93 on
page 28784 or as fee/file/instru-
ment/microfilm/reception No. 70619,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Bishn. County Clerk

NAME

TITLE

By Deborah M. Miller Deputy

Fee \$30.00