

MTC 33568-KR

Vol 94 Page 24931

85845

KNOW ALL MEN BY THESE PRESENTS, That G. Robert Lecklider and Nancy C. Lecklider, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gene H. Bunnell and Cathie R. Bunnell, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety; the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 28, Grace Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except subject to (1) statutory powers, including the power of assessment, of South Suburban Sanitary District (2) statutory powers (see reverse) 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 \$ 64,000.00.
 (However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 21st day of FEBRUARY, 1979; 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.

(If executed by a corporation, affix corporate seal)

G. Robert Lecklider by his attorney in fact
Nancy C. Lecklider
Nancy C. Lecklider

STATE OF OREGON, } ss.
County of Klamath
FEBRUARY 21, 1979

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

Personally appeared the above named Nancy C. Lecklider, individually and as attorney in fact for G. Robert Lecklider, and acknowledged the foregoing instrument to be her voluntary act and deed.

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)

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-23-81

Notary Public for Oregon
My commission expires:

G. Robert and Nancy C. Lecklider
P. O. Box 2
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
Gene H. and Cathie R. Bunnell
2206 Kimberly Drive
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene H. & Cathie R. Bunnell
2206 Kimberly Drive
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Gene H. and Cathie R. Bunnell
2206 Kimberly Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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

Recording Officer

By _____

Deputy

including the power of assessment, of Enterprise Irrigation District (3) building set back line as shown on dedicated plat (4) reservations contained in plat dedication, to-wit: "Hereby reserve an easement for future sewer and other utilities lines along back lines of lots, (5) right-of-way, including the terms and provisions thereof, from Marion Petersen, a single man, to The California Oregon Power Company, a California Oregon Power Company, a California corporation, dated May 13, 1943, recorded May 18, 1943, in Deed Volume 155 at Page 304, records of Klamath County, Oregon (blanket easement), (6) mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, said mortgage dated January 6, 1975, in the amount of \$41,600.00, Harold W. Dearborn and Mary Elizabeth Dearborn and Luther E. Dearborn, as mortgagors, and First Federal Savings & Loan Association of Klamath Falls as mortgagee, recorded March 5, 1975, in Volume M-75, page 2537, Microfilm Records of Klamath County, Oregon, said mortgage having been assumed by grantor according to the terms and conditions of a warranty deed between grantor herein and the mortgagor, dated October 10, 1975, and recorded in the Klamath County Deed Records in Book M-75, at page 12612.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day of Aug A.D., 19 94 at 10:46 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 24931
 Evelyn Biehn - County Clerk
 By Pauline Miller

FEE 35.00

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF KLAMATH, OREGON, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 12TH DAY OF AUGUST, 1994, AT 10:46 A.M., AND WAS DULY RECORDED IN VOLUME M-94, PAGE 24931.

THE CLERK OF THE COUNTY OF KLAMATH, OREGON, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 12TH DAY OF AUGUST, 1994, AT 10:46 A.M., AND WAS DULY RECORDED IN VOLUME M-94, PAGE 24931.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 12TH DAY OF AUGUST, 1994, AT KLAMATH FALLS, OREGON.

22902

1994-12-28 10:42:42