

OK

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEPHEN LEONARDO and CHERIE MAE LEONARDO, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT LEE TUCKER, 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:

The SE 1/4 SW 1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

An easement created by instrument, subject to the terms and provisions thereof, Dated: February 11, 1977, Recorded: February 22, 1977 Volume: M77, page 5141, Microfilm Records of Klamath County, Oregon.

In favor of: Tom Nonella

For: An easement 60' in width for roadway purposes for use in common with others lying 30' on each side of the West line of that portion of the E 1/2 W 1/2 Southerly of Highway No. 140.

(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

except those of record and those described above

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 \$ 19,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols ①, 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 day of February, 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.

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.

Stephen Leonardo
Stephen Leonardo
Cherie Mae Leonardo
Cherie Mae Leonardo

STATE OF OREGON, } ss.
County of Klamath }
February 4/20, 19 93

Personally appeared the above named
Stephen Leonardo and
Cherie Mae Leonardo

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: July 23, 1996

OFFICIAL SEAL
MARVIN T. ECHANAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 016814
EXPIRES JUL 23 1996

STATE OF OREGON, County of) ss.
 , 19

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 be-
half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

(If executed by a corporation,
affix corporate seal)

Stephen & Cherie Mae Leonardo

P. O. Box 42

Bly, Or 97622

GRANTOR'S NAME AND ADDRESS

Robert Lee Tucker

P. O. Box 117364

Burlingame, CA 94011

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Lee Tucker

P. O. Box 117364

Burlingame, CA 94011

NAME, ADDRESS, ZIP

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

Robert Lee Tucker

P. O. Box 117364

Burlingame, CA 94011

NAME, ADDRESS, ZIP

STATE OF OREGON,

SPACE RESERVED
FOR
RECORDER'S USE

37170

State of Oregon, County of Klamath
Recorded 06/02/2003 2:22 p. m.
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Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Marvin T. Buchanan
NOTARY PUBLIC-OREGON
MY COMMISSION EXPIRES 23 July 1996

