

No. 582336  
WARRANTY DEEDBOOK 1216 PAGE 748

KNOW ALL MEN BY THESE PRESENTS, That LEROY B. LEATHERS and LUCINDA M. LEATHERS,  
AKA LUCINDA LEATHERS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONNA MAE RICHARDSON  
and CLIFFORD J. RICHARDSON, wife and husband  
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 ap-  
pertaining, situated in the County of Multnomah and State of Oregon, described as follows, to-wit:

PARCEL I:

A tract of land situated in Government Lot 1, Section 21, Township 1 South,  
Range 4 East of the Willamette Meridian, in the County of Multnomah and  
State of Oregon, described as follows:

Commencing at the Southeast corner of said Government Lot 1; thence West  
along the South line of said Government Lot 1, a distance of 950.00 feet  
to the Southwest corner of a tract of land conveyed to Arthur L. Long,  
et ux, by deed recorded December 7, 1953 in Book 1634, page 514, Deed  
Records of said County and the true point of beginning of the tract herein  
to be described; thence North along the West line of said Long tract, a  
distance of 644.4 feet, more or less, to a point in the North line of said  
Government Lot 1; thence West along said North line 69.20 feet; thence South  
parallel with the West line of said Long tract, a distance of 644.4 feet,  
more or less, to a point in the South line of said Government Lot 1; thence  
East along said South line 69.20 feet to the true point of beginning.

PARCEL II:

The Westerly 125 feet of the following tract:

The following described portion of Government Lot 1, Section 21, Township 1  
South, Range 4 East of the Willamette Meridian, in the County of Multnomah  
and State of Oregon:

Beginning at the Southwest corner of that portion of the said Government  
Lot 1, conveyed by William H. Kreger, et ux, to Raymond W. Kreger, et ux,  
in deed dated October 26, 1953, recorded October 28, 1953 in Book 1628,  
page 579, Deed Records, which point is also on the South line of said  
Government Lot 1, 700 feet West of the Southeast corner thereof; thence  
West along the South line of said Government Lot 1, a distance of 250  
feet; thence North parallel with the East line of said Government Lot 1,  
a distance of 640 feet to the South line of Dodge Park Boulevard, Road No.  
1305; thence East along the South line of Dodge Park Boulevard, Road No.  
1305 to the Northwest corner of said Raymond W. Kreger tract; thence South  
along the West line of the said Raymond W. Kreger tract to the point of  
beginning, EXCEPT that portion thereof conveyed to Robert T. Linney by  
deed recorded March 24, 1908 in Book 415, page 174, Deed Records, said  
excepted portion being a triangular strip of land along the North line of  
the above tract.

(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 excepting rights of public in and to that portion of premises lying within limits of Carpenter Lane; Slope easement for Dodge Park Boulevard, Road No. 1305;

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 \$ 59,500.00.

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 @, if not applicable, should be deleted. See ORS 31.610.)

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 20th day of October, 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.

(If executed by a corporation, affix corporate seal)

x *LeRoy B. Leathers*  
LeRoy B. Leathers

x *Lucinda M. Leathers*  
Lucinda M. Leathers

STATE OF OREGON, } ss.  
County of Multnomah  
October 20th, 1977

Personally appeared the above named LeRoy B. Leathers & Lucinda M. Leathers, aka Lucinda Leathers, husband and wife

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

Before me, *David L. Olsen*  
Notary Public for Oregon  
My commission expires: 10/14/81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
1977

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)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

LeRoy B. Leathers & Lucinda M. Leathers

STATE OF OREGON, ) ss.

GRANTOR'S NAME AND ADDRESS

Donna Mae Richardson & Clifford J. Richardson

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Cascade Escrow Service Co.  
16742 S. E. Division  
Portland, Oregon 97236

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
State of Oregon-Dept. Veterans Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON  
Multnomah County  
Director, Department of Administration  
Services and Recorder of Conveyances  
within instrument of writing was received for record  
and recorded in the record of  
of said County at

In Book 1216 Page 749  
witness my hand and seal of office affixed.  
Director, Department of Administration  
Services  
*David L. Olsen*  
Rec. 450

76234