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KNOW ALL MEN BY THESE PRESENTS, That EVERETT L. LEACH and PATRICIA C. LEACH, husband and wife,

hereinafter called the grantor, in consideration of Twenty two hundred sixty four and 78/100----- Dollars,

to grantor paid by VIRGIL R. SHY and VELDA SHY, husband and wife,

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 North Westerly 40 feet of Lot 11 and the South Westerly 40 feet of Lot 12, WINEMA GARDENS, Klamath Falls, Klamath County, Oregon.

The Grantees assume and agree to pay that certain mortgage dated the 28th day of June, 1962, in favor of Pacific First Federal Savings and Loan Association recorded in the Mortgage Records of Klamath County, in Volume 211 Page 343. The present unpaid balance being \$13,235.22 payable at \$114.00 per month including reserves for taxes and insurance. -----

To Have and to Hold the above described and granted premises 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 the aforesaid mortgage which the Grantees assume and agree to pay.

and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.  
day of August, 1965

WITNESS grantor's hand and seal this

Patricia C. Leach (SEAL)  
Everett L. Leach (SEAL)  
(SEAL)  
(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath ) ss.

August 27th, 1965

Personally appeared the above named EVERETT L. LEACH and PATRICIA C. LEACH, husband and wife,

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

Before me:

Patricia C. Trotman  
Notary Public for Oregon  
My commission expires 10-2-66

## WARRANTY DEED

Everett L. Leach and  
Patricia C. Leach

TO

Virgil R. Shy and  
Velda Shy

AFTER RECORDING RETURN TO

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee \$1.50

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STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
1 day of Sept., 1965,  
at 3:30 o'clock P.M., and recorded  
in book M-65 on page 1341

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Dorothy Rogers

County Clerk-Recorder.

By Jane [Signature] Deputy.