

KNOW ALL MEN BY THESE PRESENTS, That Ivan S. Epperly and Betty Ann Epperly, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Guy Epperly and Genevieve Epperly, 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:

Lot 8, Block 4, BRYANT TRACTS #2, according to the official plat thereof on file in the records of Klamath County, Oregon

Subject to: that Mortgage, including the terms and provisions thereof, executed by Ivan S. Epperly and Betty Ann Epperly, husband and wife, to Equitable Savings and Loan Association, an Oregon corporation, dated January 22, 1968, recorded January 31, 1968, in microfilm records as Document #19958 Volume M68 on page 744, in the amount of \$6000.00, records of Klamath County, Oregon.

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 as noted above

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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 18th day of July, 1968.

Ivan S. Epperly
Betty Ann Epperly

STATE OF OREGON, County of Klamath) ss. July 18, 1968.
Personally appeared the above named Ivan S. Epperly and Betty Ann Epperly, husband and wife, and acknowledged the foregoing instrument to be thier voluntary act and deed.

Before me: B. F. Lehmann
Notary Public for Oregon
My commission expires April 24, 1972

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1965, as amended by the 1967 Special Session.

WARRANTY DEED

Ivan S. Epperly, et ux

TO
Guy Epperly, et ux

AFTER RECORDING RETURN TO
Guy Epperly
3953 Frieda Street
Klamath Falls, Ore
97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of August, 1968 at 10:35 o'clock A.M., and recorded in book M-68 on page 7498 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk Title.

By Dorothy J. Snyder Deputy.

Fee 1.50