

KNOW ALL MEN BY THESE PRESENTS, That IAN WALLACE and CAROLYN J. WALLACE, husband and wife, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARVEY J. FORSTER and MURIEL A. FORSTER, 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 1, Block 5 BUENA VISTA ADDITION to the City of Klamath Falls, 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 reservations, restrictions, easements and rights of way of record and those apparent upon the land,

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 \$11,000.00. 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 13 day of April, 1970.

Ian Wallace
Carolyn J. Wallace

STATE OF OREGON, County of Klamath ss. April 13, 1970.

Personally appeared the above named

IAN WALLACE and CAROLYN J. WALLACE

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

Before me: *Nancy Sexton*

Notary Public for Oregon

My commission expires 3/16/73

(OFFICIAL SEAL)

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

WARRANTY DEED

IAN WALLACE, et ux

TO

HARVEY J. FORSTER, et ux

AFTER RECORDING RETURN TO

U.S. Nat'l
Box 789
ET

No.

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

FEE \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of April, 1970, at 4:07 o'clock P.M., and recorded in book M 70 on page 2990.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *R. Hazel Dray* Deputy

which said described real property appurtenances and all other rights profits thereof, SUBJECT HOW to collect and apply such rents, issue real estate, and in addition thereto a part of the realty, and are a portion

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