

This Indenture Witnesseth, THAT WINIFRED V. PERKINS, a single woman,
hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold by these presents do es grant, bargain, sell and convey unto
JOHN M. SMITH and DOROTHY ROSE SMITH,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The W $\frac{1}{2}$ of Tract 20 in Block 3 of FIRST ADDITION TO ALTAMONT
ACRES, EXCEPT the South 5 feet taken for widening purposes
of Delaware Street, Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of
the United States Statutes and regulations issued thereunder;
Contract and/or lien for irrigation and/or drainage; Easements
and rights of way of record and those apparent on the land,
if any; Rules, regulations, liens and assessments of South
Suburban Sanitary District;

JUL 12 3 21 PM 1971

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an
estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and
their assigns, that she is the owner in fee simple of said premises; that they are free from
all incumbrances, except those above set forth,
and that she will warrant and defend the same from all lawful claims whatsoever,
except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal
this 6th day of November, 1968.

(SEAL) Winifred V Perkins (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. November 7th, 19 68
Personally appeared the above named Winifred V. Perkins, a single woman,

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

Before me:
Sylvia C. Lesueur
Notary Public for Oregon.
My commission expires 10-25-70

After recording return to:

Bank 10 County
Box 1147
City

STATE OF OREGON,)
County of KLAMATH) ss.
I certify that the within instrument was re-
ceived for record on the 12th day of JANUARY
1971, at 3:24 o'clock P.M., and recorded in book
M. 71 on page 256 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder
By Hazel Draper Deputy

25
FEE \$1.50

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

wh
ap
the
sum
Bene
the fi
To
1.5
condit
improve
property
2. To
workman
construct
costs incur
3. To
nants, cond
4. To
insured again
as the Bene
not less than
insurable value
by companies
such provision
may require
shall be delivered
five days prior
policies shall be
such insurance
payment of any
tion of any of the
application or re
default hereunde
notice; that the B
to compromise a
endorse, negotiate
any check or dra
receive and to apply
5. To keep sak
pay all taxes, assess
assessed upon or ag
taxes, assessments
delinquent and prom
should the Grantor
assessments, insurance
by Grantor, either by
with funds with which
at its option, make pa
with interest at the ra
with the obligations des
deed, shall be added to
this trust deed, without
of any of the covenan
interest as aforesaid, the
as the Grantor, shall be
bound for the payment of
such payments shall be i
notice, and the non-paym
Beneficiary, render all sum
diately due and payable a
6. To pay to Beneficia
installment of the indebted
Beneficiary shall estimate to l
month prior to the time when
the amount of (a) taxes, as
rates and charges against
insurance agent