

KNOW ALL MEN BY THESE PRESENTS, That H. M. MALLORY and CHRISTINE W. MALLORY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN T. BOWERS and DARLENE M. BOWERS, 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:

A portion of SW 1/4 NW 1/4, S. 10, T. 39S. R. 9E, W. M., Klamath County, Oregon. Beginning at the Southwest corner of premises described in deed from H. M. Mallory and Christine Mallory to Fremont Glass and Millwork Company, recorded April 14, 1969- M69-2675; Thence S 00° 02' 15" E., along the East right of way line of Washburn Way, 40.00 feet to the true point of beginning; thence continuing S 00° 02' 15" E., along said East Right of way line, 71.11 feet; thence S 89° 30' E parallel to, and 111.11 feet distant from the Southerly line of the premises described in said deed from H. M. Mallory and Christine Mallory to Fremont Glass and Millwork Company, to a point on the West line of Lot 2, Block 4, Third Addition to Altamont Acres, Klamath County, Oregon, which is S 00° 07' E, 111.11 feet from the Northwest corner of said Lot 2; thence N 00° 07' W, along the Westerly line of said Lot 2, 71.11 feet to a point on the West line of said Lot 2, said point being S 00° 07' E, 40.00 feet from the Northwest corner of said Lot 2; thence N 89° 30' W, parallel to and 40.00 feet distant from said Southerly line of said Fremont Glass and Millwork Tract to the point of beginning. Containing 2.00 Acres more or less.

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 of record and those apparent upon the land, if any, as of the date of this deed.

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 \$12,408.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this day of April 1971

H. M. MALLORY CHRISTINE W. MALLORY

STATE OF OREGON, County of Klamath) ss. April 1971 Personally appeared the above named H. M. MALLORY and CHRISTINE W. MALLORY

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

Before me: C. A. Cone Notary Public for Oregon My commission expires May 7, 1972

Notary Seal: Notary Public for Oregon, My commission expires May 7, 1972

WARRANTY DEED

TO

AFTER RECORDING RETURN TO First Nat'l Bk 8.6th St. City

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 6th day of MAY, 1971, at 12:14 o'clock P.M., and recorded in book M 71 on page 4027 Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE COUNTY CLERK Title. By Angel Dugan Deputy

FEE \$1.50

together with appertaining, as furnished by last described, including