

KNOW ALL MEN BY THESE PRESENTS, That LEONARD H. SANDWICK and
EVA DENISE SANDWICK, husband and wife,
to grantor paid by JOSEPH W. HUNTER, JR. and MARJORIE A. HUNTER,
hereinafter called the grantor, for the consideration hereinafter stated,
husband and wife,

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 27 of HOT SPRINGS ADDITION to the City of Klamath
Falls, Oregon, according to the official plat thereof on file in
the office of the County Clerk, Klamath County, Oregon, except that
portion in deed from Hot Springs Improvement Co., to the public dated
October 24, 1908, and recorded November 24, 1908, in Volume 25, page
250 of Klamath County Deed Records and except that portion in deed
from Harold T. Eittreim and Grace M. Eittreim, husband and wife, to
State of Oregon, dated December 4, 1944 and recorded December 22, 1944,
page 482 of Volume 71 of Deeds, records of Klamath County, Oregon
SUBJECT TO: Trust Deed executed by Leonard H. Sandwick and Eva Denise
Sandwick as grantors to William Ganong as Trustee for First Federal
Savings & Loan Association of Klamath Falls, Oregon as beneficiary, dated
April 26, 1965, recorded May 3, 1965, Mortgage Volume 230, page 126,
Records of Klamath County, Oregon, to secure payment of \$9,600.00, which
trust deed Grantees assume and agree to pay according to the terms thereof.
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 hereinabove set forth and reservations, restrictions, rights
of way of record and those apparent on the land,

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$12,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (initials and date)

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 8th day of June, 1971

Leonard H. Sandwick

Eva Denise Sandwick

STATE OF OREGON, County of Klamath ss. June 8, 1971
Personally appeared the above named
Leonard H. Sandwick and Eva Denise Sandwick, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Paul Punnels*
Notary Public for Oregon
My commission expires 9/23/73

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

TO

AFTER RECORDING RETURN TO

Joseph W. Hunter Jr.
5726 Harbor Drive
Klamath Falls, Oregon
97601

(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 instru-
ment was received for record on the
8th day of JUNE, 1971,
at 2:27 o'clock P.M., and recorded
in book M.71 on page 5555
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

By *Elizabeth D. Dugan* Deputy