

SEP 21 10 04 AM 1971

KNOW ALL MEN BY THESE PRESENTS, That LLOYD LEROY MINTEN and KATHLEEN J. MINTEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD S. SHUCK and BETTY J. SHUCK, 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 7, Block 68, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; taxes for the fiscal year 1971-72; Trust Deed, including the terms and provisions thereof, executed by Lloyd Leroy Minten and Kathleen J. Minten to Klamath County Title Co. as Trustee for Beneficiary First National Bank of Oregon, dated April 17, 1969, recorded April 17, 1969, in Volume M-69, at page 2766, Records of Klamath County, Oregon, which Trust Deed Grantees assume and agree to pay in accordance with the terms and provisions 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 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 \$17,897.01. 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 25 day of August, 1971.

*Lloyd Leroy Minten*  
*Kathleen J. Minten*

STATE OF OREGON, County of Klamath ) ss. August 25, 1971.  
Personally appeared the above named LLOYD LEROY MINTEN and KATHLEEN J. MINTEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Green Mary Vogel*  
Notary Public for Oregon  
My commission expires 3-8-74

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, 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

*Arthur Beddse*  
*296 Main*  
*City*

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

FEE 1.50

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 21 day of September, 1971, at 10:04 o'clock A.M., and recorded in book M 71 on page 10035. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
COUNTY CLERK  
By *Louis Spittell* Deputy