

NOV 16 4 15 PM 1971
1967
BARGAIN AND SALE DEED.

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2028

STEVENS-HESS LAW FIRM, P.C., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Buck D. Kness and Cynthia A. Kness, husband and wife

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Earl Jackson, a single man, and Neil Griffin a single man

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL ONE: Lot 3 in Block 13 of First Addition to Fly, Klamath County, Oregon.

PARCEL TWO: Beginning at a point on the Easterly line of the Fly Roberson Springs County Road which forms the Southwest corner of Parcel of land heretofore sold Klamath County School District by deed recorded Volume 112, page 301, records of Klamath County, Oregon, thence along the Southerly line of said school property South 88° 20' East 485 feet; thence South 1° 13' West 82.62 feet; thence North 88° 20' West 521.0 feet more or less to the Easterly line of said County Road; thence along the Easterly line of said County Road North 26° 14' East 98 feet more or less to point of beginning, containing one acre more or less and being a portion of Lots 1 and 2, Section 3, Township 37 South, Range 14 East, W.M., Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 16 day of November, 1971

Buck D. Kness
Cynthia A. Kness

Nevada
STATE OF Nevada County of Nevada) ss.
Personally appeared the above named

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

(OFFICIAL SEAL) W. VOORHEES
Notary Public - State of Nevada
My Commission Expires Nov. 11, 1973
Notary Public for Oregon
My commission expires

STATE OF OREGON) ss.
County of Klamath)

November 16, 1971

Personally appeared the above named Buck D. Kness and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Ernest Bozger*
Notary Public for Oregon
My Commission Expires: 3-6-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of *HOA-AMERICAN-UNITED-TRUST-INC-60*
this 16th day of November A.D., 1971 at 4:14 o'clock P.M., and duly recorded in
Vol. 1171 of *PLS* on Page 12026

WM. D. MILNE, County Clerk

By *W. D. Milne*

NOV 16 4 15 PM 1971

FORM No. 703-WARRANTY DEED.

8841

NOV 16 4 14 PM 1971

THIS TRUST DEED, made th

FIRST FEDERAL SAVINGS AND
existing under the laws of the U

The grantor irrevocably gran
property in Klamath County, Or

which, said described real property doe
rents, issue, profits, water rights and
taining to the above described premie
apparatus, equipment and fixtures, too
leam, shades and built-in ranges, dish
described premises, including all intere

each agreement of the grantor herein
(\$ 10,000.00) Dollars, with
beneficiary, or order and made by the

This trust deed shall further secure the
if any, as may be loaned hereafter by the
having an interest in the above described
note or notes. If the indebtedness secured
more than one note, the beneficiary may
any of said notes or part of any payment
as the beneficiary may elect.

The grantor hereby covenants to and
herein that the said premises and property
free and clear of all encumbrances and
executors and administrators shall warrant
against the claims of all persons whomsoever

The grantor covenants and agrees to
thereof and, when due, all taxes, assessments
said property; to keep said property free
evidence over this trust deed to complete
or hereafter constructed on said premises
hereof as the date construction is heretofore
promptly and in good workmanlike manner
said property which may be damaged or
costs incurred therefor; to allow benefi
times during construction; to replace any
beneficiary within fifteen days after writ
fact, not to remove or destroy any buildi
constructed on said premises; to keep all
hereafter erected upon said property in
no event of said premises; to keep all
now or hereafter erected on said premi
by fire or such other hazards as the benefi
in a sum not less than the original pri
secured by this trust deed, in a company
fidelity, and to deliver the original policy
approved loss payable clause in favor o
premium paid to the principal place of
fifteen days prior to the effective date
said policy of insurance is not so tend
direction obtain insurance for the benefi
shall be non-cancelable by the grantor o
obtained.

In order to provide regularly for the
ments or other charges and insurance pr
the beneficiary, together with and in a
principal and interest payable under the
heretofore, an amount equal to one-twelfth
other charges due and payable with reser
the twelve months, and also one-thirtieth
payable with respect to said property w
this trust deed remains in effect, as sa
such sum to be credited to the princ
several purposes thereof and shall therea
loan; or, at the option of the benefi
the beneficiary in trust as a reserve
premiums, taxes, assessments or other
and payable.