

This Indenture Witnesseth, THAT MELLON B. TAYLOR and MARY L. TAYLOR, husband

and wife, hereinafter known as grantors, for and in consideration of the sum of Ten and 00/100 Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto EUGENE E. OLDHAM and MARY J. OLDHAM, husband and wife, the following described premises, situated in Klamath County, Oregon,

to-wit: The Northeastly one-half of Lots 12 and 13, Block 26, Hot Springs Addition to the City of Klamath Falls, Oregon, to-wit: Beginning at an iron axle with pinion on the line between Lots 11 and 12, Block 26, Hot Springs Addition, which point is 75 feet North 37°40' East from the most Westerly corner of Lot 12 and which point is also 76.15 feet North 37°40' East from the cross on the sidewalk and running thence; South 52°20' East, parallel to the Southwesterly line of Lot 12 and its extension, a distance of 80.7 feet to an iron axle with pinion which lies on the West-erly right of way line of Esplanade Street 1 foot at right angles Westerly from the edge of the sidewalk; thence North 26°08' East along the Westerly right of way line of Esplanade Street a dis-tance of 76.65 feet to a 5/8" iron pin which lies on the alley line 1 foot from the sidewalk; thence North 52°20' West along the alley line a distance of 65.1 feet to a 5/8" iron pin, which marks the most Northerly corner of Lot 12, Block 26, Hot Springs Addition to Klamath Falls, Oregon; thence South 37°40' West along the line between Lots 11 and 12, Block 26, a distance of 75 feet, more or less, to the point of beginning, said tract being the Northeastly half of Lots 12 and 13, Block 26, Hot Springs Addition to Klamath Falls, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, executed by grantors to William Ganong as Trustee for First Federal Savings & Loan Association of Klamath Falls, a corp-oration, as Beneficiaries, dated October 12, 1962, recorded October 12, 1962, in Vol. 213 at page 346 Mortgage Records of Klamath County, Oregon, which said trust deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes due and payable and the note accompanying and covenant to hold grantors harmless therefrom.

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

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 2nd day of January 1963.

STATE OF OREGON, } ss. Mellon B Taylor (SEAL)
County of Klamath } Mary L Taylor (SEAL)

BE IT REMEMBERED, That on this 4th day of January A. D. 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Mellon B. Taylor and Mary L. Taylor, husband and wife,

who are known to me to be the identical persons described in and who executed the within instrument, and acknow-ledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, the day and year last above written.

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

Ernest F. Anderson
Notary Public for Oregon.
My Commission Expires 5-15-64

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Ins. Co.
this 4th day of February A. D. 1972 11:37
duly recorded in Vol. M72 of Deeds on Page 1316

RETURN TO:
Transamerica Title Insurance Co.

Fee \$2.00

W. D. MILNE, County Clerk
By [Signature]

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Rev. April

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IN WITNESS WHEREOF, they
this 28th day of

STATE OF OREGON, County of Klamath
Personally appeared the above
wife,
and acknowledged