

1967/80

KNOW ALL MEN BY THESE PRESENTS, That ALVIN SPERLING and MERCEDES A. SPERLING, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GUSTAVO A. VALENCIA

, 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:

All of Sections 27 and 33 of Township 37 South, Range 15 East of the Willamette Meridian, together with all the tenements, hereditaments and appurtenances thereunto belonging or appertaining, but subject to all easements, restrictions and reservations of record or apparent on the ground.

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

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 \$ 70,000
~~the whole~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 21st day of May, 1970.

Witness to the deed
Theodore R. Cain

Alvin Sperling
Mercedes A. Sperling
Wife

STATE OF OREGON, County of Lake) ss.

Personally appeared the above named Alvin Sperling and Mercedes A. Sperling
 husband and wife
 and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires June 18, 1971

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

No.

Return
Robert Thomas
P.O. Box 15
Bedford City

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

FEE \$2.00

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 15th day of MARCH, 1972, at 2:35 o'clock P.M., and recorded in book M 72 on page 2775 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By [Signature] Deputy

MAR 15 2 35 PM 1972

633