

KNOW ALL MEN BY THESE PRESENTS, That
SELBY, husband and wife,

JOHN D. SELBY and DOROTHY J.

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by CLYDE IVAN BERNARD and MARGARET ADA BERNARD, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the most Westerly corner of Lot 5, Block 58, NICHOLS ADDITION
to the Town of Linkville (now City of Klamath Falls, Oregon) thence South-
easterly along the Easterly line of 11th Street, 45 feet; thence North-
easterly at right angles to 11th Street, 70 feet; thence Northwesterly
parallel with 11th Street 45 feet to the Southerly line of Lincoln
(formerly Washington Street); thence Southwesterly along the Southerly
line of said Lincoln Street 70 feet to the place of beginning, being a
part of Lot 5 of said Block 58, said NICHOLS ADDITION, in the City of
Klamath Falls, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations,
restrictions, easements and rights of way of record, and those apparent
on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 above set forth

and that
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 \$ 15,500.00.
The whole of the above described premises is hereby granted, sold and conveyed unto the said grantee and grantee's heirs, successors and assigns, free from all encumbrances except as above set forth.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 20th day of June, 1972.

John D. Selby

Dorothy J. Selby

STATE OF OREGON, County of Klamath) ss. June 20, 1972.
Personally appeared the above named JOHN D. SELBY and DOROTHY J. SELBY,
husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires 8-9-75

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

John D. Selby et ux

TO
Clyde Ivan Bernard
et ux

AFTER RECORDING RETURN TO
Clyde I. Bernard
535 North 11th St.
Klamath Falls, Ore.

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
20th day of June, 1972,
at 12:31 o'clock P.M., and recorded
in book M 72 on page 6648.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

FEE \$2.00

By Hazel Drazil Deputy.