

KNOW ALL MEN BY THESE PRESENTS, That EDGAR L. VIETS

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by VIETS & VIETS, INC., an Oregon corporation

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:

Lot 4, FIRST ADDITION TO ST. FRANCIS PARK, Klamath County, Oregon (2)

(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

1. Regulation, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Enterprise Irrigation
District.

(Continued on reverse side)

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 \$ 21,250.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (2)

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

STATE OF OREGON, County of Klamath) ss. October 12, 1972.
Personally appeared the above named Edgar L. Viets

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

Before me, Mary S. Hamilton
Notary Public for Oregon
My commission expires 10-25-74

NOTE: The symbols between the symbols (1) and (2) should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Russ Owens
520 Klamath Ave
City

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

STATE OF OREGON

County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.
Witness my hand and seal of
County affixed.

By _____ Title
Deputy

DEC 13 11 26 AM 1972

Restrictions continued:

2. Regulations, including levies, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to St. Francis Park.
4. First Addition to St. Francis Park is a re-plat of Block 9 and of Lots 60, 61, 62 and 63, Block 14 of the portion of vacated Peck Boulevard lying Southerly of the center line of Cannon Street, extended Westerly and of the S $\frac{1}{2}$ of vacated Cannon Street, lying Westerly of the West line of Fargo (Benkelman) Street, and is subject to the reservations in the dedication of St. Francis Park.
5. Mortgage, including the terms and provisions thereof, dated January 18, 1971, recorded January 18, 1971 in M-71 at page 435, given to secure the payment of \$12,000.00 with interest thereon and such future advances as may be provided therein, executed by Edgar L. Viets and Sharon L. Viets, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. COthis 18th day of December A. D. 19 72 at 11:26 o'clock A. M., and
duly recorded in Vol. M 72, of DEEDS on Page 14517

FEE \$ 4.00

By W. D. MILNE, County Clerk
W. D. Milne