

1967

KNOW ALL MEN BY THESE PRESENTS, That Ernest G. Gienger and Ora M. Gienger, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles H. Mallow and Emily R. Mallow, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Southwesterly 58 feet of the Southeasterly 40 feet of Lot 5, Block 60 Nichols Addition to the City of Klamath Falls, Oregon; more particularly described as follows: Beginning at the most Southerly corner of Lot 5, Block 60, Nichols Addition; thence Northeasterly along the line between Lots 4 and 5 in Block 60; 58 feet; thence (continuation of this deed is on the reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed; 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 \$ 5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 31st day of May, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Ernest G. Gienger
Ora M. Gienger

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Wallowa, ss. Personally appeared Ernest G. Gienger and Ora M. Gienger, their voluntary act and deed.

STATE OF OREGON, County of _____, ss. Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: 5/22/76

Notary Public for Oregon
My commission expires:

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
Jeri Bone Realty
1415 East Main
Klamath Falls, Ore

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

STATE OF OREGON, ss. County of _____ I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as filing fee number _____, Record of Deeds of said County. Witness my hand and seal of County affixed.

By _____ Deputy

JUN 10 12 00 PM 1973

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Northwesterly at right angles to the line between Lots 4 and 5, 40 feet; thence Southwesterly at right angles to 11th Street, 58 feet to the North-easterly boundary line of 11th Street; thence Southeasterly along the Northeasterly boundary line of 11th Street, 40 feet to the point of beginning.

Subject, however, to the following:

1. An easement granted to C. C. Mitchell and Mary Mitchell, husband and wife, by instrument, including the terms and provisions thereof, dated January 17, 1948, recorded April 7, 1951, in Book 246 at page 346.

STATE OF OREGON,
County of Klamath
Filed for record at request of

Transamerica Title Ins. Co.

on this 6th day of June A. D. 1973

at 12:01 o'clock PM, and

recorded in Vol. M73 of Deeds

Page 6962

Wm D. MILNE, County Clerk

By [Signature] Deputy

\$4.00

A. 2318

PROCESSED BY