

KNOW ALL MEN BY THESE PRESENTS, That Leonard A. Volland and Georganne Volland, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dean Greear and Florence Greear, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 8 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 a Trust Deed, including the terms and provisions thereof, executed by Leonard A. Volland and Georganne Volland, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated November 21, 1968, recorded November 22, 1968 in Volume M-68 page 10366, records of Klamath County, Oregon, to secure the payment of \$16,400.00, and those restrictions of record or apparent upon the face of the land. 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 \$25,900.00. 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. WITNESS grantor's hand this 23rd day of August, 1973.

STATE OF OREGON, County of Klamath Linn.) ss. Personally appeared the above named Leonard A. Volland and Georganne Volland, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: Notary Public for Oregon My commission expires January 24, 1977

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

Leonard A. & Georganne Volland TO Dean and Florence Greear

AFTER RECORDING RETURN TO Chuck Fisher & Assoc. 403 Main St. Klamath Falls, Ore

(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 27th day of AUGUST, 1973, at 4:09 o'clock P.M., and recorded in book M. 73 on page 11612 or as filing fee number 80835, Record of Deeds of said County.

Witness my hand and seal of County affixed. WM. D. MILNE COUNTY CLERK Title By Hazel Maguire Deputy