

This Indenture Witnesseth, THAT DENNIS D. TABER,

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents do es grant, bargain, sell and convey unto JUDY ANN CHURCH, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 80 feet of Lot 486 in Block 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject to: Encroachment on rear of lot of garage as disclosed by survey of Raymond G. Bidegary dated January 9, 1971; Easements and rights of way of record or apparent on the land, if any; Real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Trust Deed for beneficiary, United States National Bank of Oregon, dated January 13, 1971, recorded January 13, 1971 in M-71 at page 299, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$12,322.55

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, her heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 18th day of September, 1973

(SEAL) Dennis D. Taber (SEAL)

STATE OF OREGON, County of Klamath, ss. September 18, 1973 Personally appeared the above named Dennis D. Taber,

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

CLARENCE M. FAENEY Notary Public for Oregon My commission expires Feb 5, 1977 From Office of GANONG, GORDON & SISEMORE First Federal Building Klamath Falls, Oregon

Before me: Clarence M. Faeney Notary Public for Oregon My commission expires Feb 5, 1977

STATE OF OREGON, County of KLAMATH ss.

I certify that the within instrument was received for record on the 24th day of September, 1973, at 3:50 o'clock P.M., and recorded in book M 73 on page 12931 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE, COUNTY CLERK County Clerk-Recorder By Carol Shelton Deputy Fed \$ 2.00

Returned to: Judy Ann Church 1017 High Street Klamath Falls, Ore.

The true and actual consideration for this transfer is \$12,322.55 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. IN WITNESS WHEREOF, this 24th day of September, 1973, Starley D. Newhusen, husband Personally appeared the above named husband and acknowledged the foregoing instrument to be his voluntary act and deed.