

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FALLS ASSEMBLY OF GOD a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RUDOLPH RICHARD FLEGEL and ETHEL MAE FLEGEL, husband and wife, hereinafter called 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 23 and the Easterly 5 feet of Lot 24 in Block 8 of ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Restrictions and conditions, including the terms and provisions thereof, contained in the dedication of Eldorado Addition to the City of Klamath Falls, Oregon; Easements and rights of way of record or 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 stated,

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 \$ 18,000.00

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. Done by order of the grantor's board of directors, with its corporate seal affixed, on May 28, 1974

KLAMATH FALLS ASSEMBLY OF GOD
By Lloyd F. Fosner President
By Richard Roberts Secretary

STATE OF OREGON, County of Klamath ss: Lloyd F. Fosner and Richard Roberts 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 Klamath Falls Assembly of God, 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.

Before me: Elinor J. Hume
Notary Public for Oregon
My commission expires: 11-2-75

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

TO
AFTER RECORDING RETURN TO
First Federal
540 Main
City

(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 29th day of May, 1974, at 1:10 o'clock P.M., and recorded in book M 74 on page 6591 or as file number 89345, Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MITCHELL
COUNTY CLERK Title
By Kazuo Orizawa Deputy

Until a change is requested, all tax statements shall be sent to First Federal Savings & Loan Assn., 540 Main St., Klamath Falls, Oregon 97601.