

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. ENGBRECHT, husband and wife, WILFORD A. ENGBRECHT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEFFENSON and DELORES M. STEFFENSON, 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:

Beginning at the most westerly corner of Lot 5 in Block 63 of NICHOLS ADDITION TO KLAMATH FALLS, Oregon; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block 6 Addition, SAVING AND EXCEPTING the following described property: Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION TO KLAMATH FALLS, Oregon; thence Southeasterly parallel with 8th Street, 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place of beginning. SUBJECT TO: Reservations, restrictions 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

and that grantor will warrant and forever defend the said 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 \$16,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 10 day of July, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON  
County of Klamath  
July 10, 1974

Personally appeared the above named James L. Engbrecht & Carol T. Engbrecht

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

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 10-24-77

STATE OF OREGON, County of Klamath  
July 10, 1974  
James L. Engbrecht and Carol T. Engbrecht, 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.

(OFFICIAL SEAL)

James L. Engbrecht and Carol T. Engbrecht

GRANTOR'S NAME AND ADDRESS  
Wilford A. Steffenson and Delores M. Steffenson

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
First Federal  
Chastota Plaza Bn  
City 97601

Until a change is requested all tax statements shall be sent to the following address:  
First Federal  
446 Main  
City

STATE OF OREGON

County of  
I certify that the within instrument was received for record on the day of 1974 at o'clock M., and recorded in book on page or as file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy



8611

rights-of-way and easements of record and those apparent on the land.

STATE OF OREGON,  
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 15th day of JULY A.D. 19 74

at 12:45 o'clock P M, and duly

recorded in Vol. 11 74 of DSEIS

Page 8610

Wm D. MILNE, County Clerk

By Ray D. Dyer Deputy

Fee \$ 1.00