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KNOW ALL MEN BY THESE PRESENTS, That ELEANOR WOODARD, husband and wife, ALTON WOODARD and MARY

to grantor paid by LUCILE F. KEPNER, hereinafter called the grantor, for the consideration hereinafter stated,

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 201, MILLS SECOND ADDITION in the City of Klamath Falls.

Subject to: 1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

2. Trust Deed, including the terms and provisions thereof, dated June 19, 1969, recorded June 20, 1969, in Book M-69 at page 5087, Microfilm Records, given to secure the payment of \$6,800.00, with interest thereon and such future advances as may be provided therein, executed by Edgar L. Viets & Sharon L. Viets, husband and wife, to William Ganong, Trustee for (SEE REVERSE)

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

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 \$ 9,500.00. 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 25th day of July, 1974.

STATE OF OREGON, County of Klamath ) ss. Personally appeared the above named Alton Woodard and Mary Eleanor Woodard, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: E. Marie Peters Notary Public for Oregon My commission expires Jan 27, 1977

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 422, Oregon Laws 1967, as amended by the 1977 Special Session.

WARRANTY DEED

ALTON WOODARD and MARY ELEANOR WOODARD,

TO LUCILE F. KEPNER

AFTER RECORDING RETURN TO

Bruce Davis, Realtor 520 W Ave City

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTY 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 file number . Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

Title

UNLESS A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: First Federal Savings, 540 Main St



9105

beneficiary First Federal Savings and Loan Association of  
Klamath Falls, a corporation, which the grantee assumes  
and agrees to pay.

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
Tans. Title Inc. Co.  
on this 26th day of July A.D. 1974  
at 3:26 o'clock P M, and duly  
recorded in Vol. 11-74 of Deed  
Page 9104  
Wm D. MILNE, County Clerk  
By [Signature] Deputy  
Fee \$4.00