

KNOW ALL MEN BY THESE PRESENTS, That John E. House, David A. House, Daniel L. House, Tom House and Nora Jean Ross, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Barney J. Moran and Elva A. Moran, husband and wife, one-half interest and Nedra Y. Moran, a single woman, one-half interest hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit: Lots 3 and 4 in

Section 2, township 40 S.R.13 E.W.M., excepting the Easterly five acres of Lot 3 aforesaid and also excepting that portion of Lot 3 described as follows: Beginning at the North-westerly corner of said 5 acre parcel, more particular description of which is shown in Deed Vol. 78, page 380, Deed records of Klamath County, Oregon, and running thence west along the northerly line of Lot 3, a distance of 224 feet; thence south 390 feet; thence east 224 feet to the west line of said five acre strip; thence north 390 feet to the point of beginning; and also excepting the following described portion of Lot 4 of said section, township and range, to-wit: commencing at the intersection of the southerly line of the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are 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 \$44,000.00. 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, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 9th day of August, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

John E. House
David A. House
Daniel L. House
Tom House
Nora Jean Ross

STATE OF OREGON,
County of Klamath
August 20, 1974

STATE OF OREGON,
County of Klamath
August 20, 1974

John E. House, Daniel L. House, David A. House, Tom House and Nora Jean Ross, who, being duly sworn, depose and say that the foregoing instrument is their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10/30/76

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:
Notary Public for Oregon
My commission expires:

(NOTE: The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1947, as amended by the 1967 Special Session.

WARRANTY DEED
(SURVIVORSHIP)

TO
Return
Federal Land Bank
P.O. Box 148
Klamath Falls, Oregon
97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,
County of Klamath

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 of Record of Deeds of said County. With the seal and seal of County affixed.

Title
Deputy

Until a change is requested all tax statements shall be sent to: Bonanza, Oregon 97623

10157

County road along the north line of said Lot 4 with the Easterly line of the County road along the West line of said Lot 4, and running thence easterly along the southerly line of said County road which runs along the northerly line of said Lot 4 a distance of 208 feet; thence southerly a distance of 208 feet; thence westerly 208 feet to the East line of the County road which runs along the westerly line of said Lot 4; thence northly 208 feet to the point of beginning.

STATE OF OREGON,
County of Klamath
Filed for record at request of
KLAMATH COUNTY TITLE CO.
on this 20th day of AUGUST A.D. 19 74
at 4:21 o'clock PM, and duly
recorded in Vol. M 74 of DEEDS
Page 10156
Wm D. MILNE, County Clerk
By Harold H. Hays Deputy
Fee \$ 4.00