

-WARRANTY DEED-

EDDIE L. WILCHER and HAZEL L. WILCHER, husband and wife, grantors, convey to FREDRICK W. WOERPEL and IVA D. WOERPEL, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as follows:

A portion of the E 1/2 NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Southerly right of way line of the Klamath Falls-Ashland Highway (Greensprings Highway) which is South 135 feet and South 71°56' West 374 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 EWM, thence South 1514.3 feet, more or less to a point on the Northerly right of way line of the Weyerhaeuser logging railroad; thence South 54°12' West 203.43 feet along said right of way line to a point; thence North parallel to the East line thereof to the Southerly right of way line of the Klamath Falls-Ashland Highway (Greensprings Highway); thence North 61°56' East 187 feet to the point of beginning.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1974-75 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same; except as shown above.

ALSO SUBJECT TO: That certain Mortgage including the terms and provisions thereof, executed by Eddie L. Wilcher and Hazel L. Wilcher, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated August 30, 1974, recorded September 5, 1974 in Mortgage Volume M74, page 11875, Microfilm Records of Klamath County, Oregon, to secure the payment of \$29,700.00, which Mortgage Grantees herein assume and agree to pay.

The true and actual consideration for this transfer is Forty Two Thousand Five Hundred and No/100ths (\$42,500.00) DOLLARS.

DATED this 30 day of August, 1974.

STATE OF OREGON)
County of Klamath) ss. Sept 17, 1974.

Personally appeared the above-named EDDIE L. WILCHER and HAZEL L. WILCHER, Husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

James L. Pison
Notary Public for Oregon
My Commission expires: 12-11-74

VANDENBERG AND BRANDSNESS

ATTORNEYS AT LAW
411 PINE STREET

KLAMATH FALLS, OREGON 97601

Until a change is requested all tax statements shall be mailed to the following address:

Frederick W. Woerpel, 214 Main Street, Klamath Falls, Ore.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 17th day of Sept., A. D. 1974 at 3:30 o'clock P.M., and duly recorded in

Vol. M 74 of Deeds on Page 12368

WM. D. MILNE, County Clerk

Fee 2.00

SEP 13 3 34 PM 1974