

## WARRANTY DEED

28-8317  
 KNOW ALL MEN BY THESE PRESENTS, That Percy Dean Weedmark and Etta Marie Weedmark, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sally A. Lockyear, 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:

The Central 36 feet and 8 inches of Lot 6 and 7 of Block 9 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, being more particularly described as follows: Beginning on the Easterly line of Second Street at a point thereon 36 feet and 8 inches Southeasterly from the most Westerly corner of Lot 6 aforesaid; thence Southeasterly along said line of Second Street 36 feet and 8 inches; thence Northeasterly and parallel with Jefferson Street, 104.2 feet, more or less, to the Easterly line of Lot 7 aforesaid; thence Northwesterly along the said line of Lot 7, 36 feet and 8 inches; thence Southwesterly and parallel with Jefferson Street, 104.2 feet, more or less, to the place of beginning.

(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 Mortgage, including the terms and provisions thereof, to The First National Bank of Oregon, a corporation, dated November 8, 1958, recorded Nov. 18, 1958 in Vol. 186 Page 342, which the grantee assumes & agrees to pay and 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 \$11,500.00. 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 10th day of January, 1975; 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)

Percy Dean Weedmark  
 Etta Marie Weedmark

STATE OF OREGON,

County of Klamath  
 January 10th, 1975

) ss.

Personally appeared the above named Percy Dean Weedmark & Etta Marie Weedmark

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

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires 11/25/76

STATE OF OREGON, County of ) ss.

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Personally appeared , and

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

Percy Dean Weedmark, et ux

GRANTOR'S NAME AND ADDRESS

Sally A. Lockyear

GRANTOR'S NAME AND ADDRESS

After recording return to:  
 Sally A. Lockyear  
 429 N. 2nd Street  
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
 First National Bank of Oregon  
 P. O. Box 608  
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 17th day of JANUARY, 1975, at 3:35 o'clock P.M., and recorded in book M 75 on page 816 or as file/reel number 96718

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel M. Milne Deputy

FEE \$2.00