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KNOW ALL MEN BY THESE PRESENTS, That CHARLES M. HAGEN and DEANNA C. HAGEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LARRY I. WHEAT and SHERRY G. WHEAT, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The South 52 feet of Lot 10 and the North 5 feet of Lot 11, Block 1, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the records of Klamath County, Oregon. SUBJECT TO: Mortgage; including the terms and provisions thereof, dated February 2, 1962, recorded February 5, 1962, in Volume 208 at page 552, given to secure the payment of \$14,350.00 with interest thereon and such future advances as may be provided therein, executed by Earl E. Oxley and Ruth A. Oxley, husband and wife, to Commerce Investment, Inc., a corporation, which grantees assume and agree to pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated & contracts, liens, assessments, rules & regulations for irrigation, drainage & sewage, and reservations, restrictions, easements & rights of way of record, and those apparent on the land, 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 \$ 17,273.50. (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 6th day of April, 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)

Charles M. Hagen  
CHARLES M. HAGEN

Deanna C. Hagen  
DEANNA C. HAGEN

STATE OF OREGON, County of Klamath, ss.  
19 75.

STATE OF OREGON, County of Klamath, ss.  
19 75.

Personally appeared the above named Charles M. Hagen and Deanna C. Hagen

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

Before me: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 11-22-77

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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

CHARLES M. & DEANNA C. HAGEN  
4328 Gary Street  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

LARRY I. & SHERRY G. WHEAT  
4338 Gary Street  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

LARRY I. & SHERRY G. WHEAT  
4338 Gary Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

U.S. Bank-Commerce  
File No. 119169 FHA  
P.O. Box 3347, Portland, OR 97208  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of KIAMATH

I certify that the within instrument was received for record on the 6th day of MAY, 1975, at 1:10 o'clock P.M., and recorded in book M 75 on page 4842 or as file/reel number 383, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By [Signature] Recording Officer  
Deputy

FEE \$ 2.00

RETURN TO: D.L. HART  
2261 So. 6th St.  
KLAMATH FALLS, OR.