

KNOW ALL MEN BY THESE PRESENTS, That WARREN L. YADON and CAROLE J. YADON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK P. MONTAGNER AND CLAUDIA J. MONTAGNER, husband and wife, 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:

All that portion of Lots 8 and 9 in Block 72 of Buena Vista Addition to the City of Klamath Falls, Oregon, described as follows: Commencing at the Northwest corner of Lot 9 aforesaid: thence East 82 feet; thence South 96 feet, more or less, to the Southwesterly line of Lot 8 aforesaid; thence Northwest along the Southwesterly line of Lots 8 and 9, 107.6 feet, more or less, to the place of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.
2. Reservations and restrictions contained in the dedication of Buena Vista Addition.

(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 as herein above stated

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 \$19,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols (H), 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 21 day of May, 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)

STATE OF OREGON,
County of Klamath
May 21, 1975

STATE OF OREGON, County of) ss.
1975

Personally appeared the above named WARREN L. YADON and CAROLE J. YADON

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 _____

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

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.

(OFFICIAL SEAL)
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Warren L. and Carole J. Yadon
4810 Altamont Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Frank P. and Claudia J. Montagner
614 Prescott Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Frank P. Montagner
614 Prescott Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Department of Veteran's Affairs
1225 Ferry Street, S. E. Salem,
Oregon, 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of May, 1975, at 2:40 o'clock P.M., and recorded in book M 85 on page 5607 or as file/reel number 926, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel Drayton Deputy
FEE \$ 2.00