

4187

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THIS INDENTURE WITNESSETH, that CHARLES R. WOOD, JAMES A. WOOD, RUTH BATES and ANDREA HANNAN, hereinafter known as Grantors, for the consideration herein-after recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto STEVEN GELHARDT, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3 in Block 19 of First Addition to Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1975, which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$4,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 21st day of July, 1975.

Charles R. Wood  
Ruth Bates  
Andrea Hannan

By James A. Wood  
James A. Wood  
their attorney-in-fact

James A. Wood  
James A. Wood

STATE OF CALIFORNIA )  
City and County of ) SS  
San Francisco )

July 28, 1975

Personally appears James A. Wood who, being duly sworn, did say that he is attorney-in-fact for Charles R. Wood, Ruth Bates and Andrea Hannan, and that he executed the foregoing instrument by authority of and in behalf of said principals; and he acknowledged said instrument to be the act and deed of said principals. Before me:

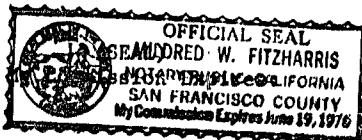


Mildred W. Fitzharris  
Notary Public for California

STATE OF CALIFORNIA )  
City and County of ) SS  
San Francisco )

July 28, 1975

Personally appeared the above-named James A. Wood and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Mildred W. Fitzharris  
Notary Public for California

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of STEVE GELHARDT

this 26th day of AUGUST A. D., 1975 at 12:00 o'clock P. M., and duly recorded in Vol. M 75 of DEEDS on Page 9965

FEE \$ 3.00

WM. D. MILNE, County Clerk  
By Ray D. Dragis Deputy

AUG 26 1975

RECEIVED

July 21, 1975

Rec'd Steve Gelhardt  
1108 - Harbor City