

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. OUGHIN and PATRICIA D. OUGHIN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH R. GRAY and DEADRA C. GRAY, husband and wife, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southeasterly 70 feet of Lot 4 in Block 3 of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable. 2. Regulations of South Suburban Sanitary District. 3. Reservations and restrictions imposed by deed recorded in Volume 248, page 397. 4. Building set back line 20 feet from street as shown on dedicated plat. 5. Utility easement as shown on dedicated plat. 6. Reservations as contained in plat dedication. 7. Trust deed in favor of First Federal Savings and Loan Association of Klamath Falls, recorded in Volume M73, page 1087, which the grantees herein agree to assume and pay according to the terms contained therein.

(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, that 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 set forth above,

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 \$28,900.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$28,900.00 (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 7th day of October, 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,) ss.
County of Klamath
October 7, 1975

Personally appeared the above named John R. Oughin and Patricia D. Oughin

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

Before me: Paula McLean
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3/25/77

John R. & Patricia D. Oughin
1716 Winona Way
Klamath Falls, Oregon

Kenneth R. & Deadra C. Gray
1726 Crest Street
Klamath Falls, Oregon

After recording return to:
Mountain Title Company
P. O. Box 5017
Klamath Falls, Oregon

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
no change

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
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Personally appeared 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 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:

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of OCTOBER, 1975, at 3:50 o'clock P. M., and recorded in book M 75 on page 12397 or as file/reel number 5849

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
By Hazel Hays Recording Officer Deputy

FEE \$ 3.00

75 OCT 7 PM 3 50

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