

KNOW ALL MEN BY THESE PRESENTS, That Jack H. George and Delphene M. George, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward John Lydon and Barbara A. Lydon, 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:

That portion of Lots 5 and 6 in Block 35 of Hot Springs Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at a point on the Northerly line of Manzanita Street, 50 feet in a Southwesterly direction from the most Easterly corner of Lot 6 in said Block 35; and running thence Northwesterly parallel with Pacific Terrace 100 feet to the Northerly line of Lot 5 in said Block 35; thence Southwesterly along the Northerly line of said Lot 5, 50 feet; thence Southeasterly parallel with Pacific Terrace 100 feet to the Northerly line of Manzanita Street; thence Northeasterly 50 feet to the place of beginning, being the central 50 feet of Lots 5 and 6 in Block 35 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject, however, to the following:
1. Right-of-way including the terms and provisions thereof, as disclosed by instrument dated April 22, 1950, recorded May 3, 1950 in Volume 238, page 487, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, for transmission and distribution lines. Affects: No location given.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, 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 \$21,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 _____ day of November, 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
November 12, 1975.

Personally appeared the above named Jack H. George and Delphene M. George, husband and wife

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

Before me: *Henry E. Stewart*
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires 12/6/78

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____, and

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: _____

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd day of DECEMBER, 1975, at 3:50 o'clock P.M., and recorded in book M. 75 on page 15209 or as file/reel number 7867.

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

WM. D. MILNE
By *Harold Dray* Recording Officer
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan

2943 S. Sixth

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan

2943 S. Sixth

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE