

8191
KNOW ALL MEN BY THESE PRESENTS, That EARL W. PERDUE and VIRGINIA C. PERDUE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. TRAIVISS and SHIRLEY J. TRAIVISS, 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:

Lot 7 in Block 217 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT, however, to the following:

1. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
2. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

(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 noted of record as of the date of this deed and those apparent upon the premises as of the date of this deed, if any,

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 \$ 21,000.00

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 @, 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 12 day of December, 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 } ss.
December 12, 19 75

Personally appeared the above named
Earl W. Perdue and
Virginia C. Perdue
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Lu Nelson
Notary Public for Oregon
My commission expires: 2-3-79

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

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

Earl W. Perdue Virginia C. Perdue

GRANTOR'S NAME AND ADDRESS
James M. and Shirley J. Traviss

GRANTEE'S NAME AND ADDRESS
After recording return to:
First National Bank of Oregon, P.O. Box 1436, Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
First National Bank of Oregon, P.O. Box 1436, Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of DECEMBER, 19 75, at 11:26 o'clock A.M., and recorded in book M 75 on page 15671 or as file/reel number 8194. Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. MILNE
By Hazel Drayton Recording Officer Deputy

FEE \$ 3.00