

KNOW ALL MEN BY THESE PRESENTS, That Robert D. Helms and Florance E. Helms, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mabel Henzel 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:

Lots 7 and 8 in Block 19 of Mountain View Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. 40th Sewer Lien of the City of Klamath Falls docketed February 16, 1967, Bond Lien Docket of the City of Klamath Falls payable in 10 annual installments of \$30.33 on Lot 7 and \$30.33 on Lot 8. 8 paid on each lot, none due.

(CONTINUED ON REVERSE)

(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

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 \$ 70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1 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)

Robert D. Helms
Florance E. Helms

STATE OF OREGON,
County of Klamath
December 1, 1975

STATE OF OREGON, County of Klamath, ss.
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 _____, a corporation,

Personally appeared the above named Robert D. Helms and Florance E. Helms, husband and wife

and acknowledged the foregoing instrument to be their 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.

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon

Before me:
Notary Public for Oregon
My commission expires: 8-7-79

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____

I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXCEPTIONS CONTINUED:

2. Reservations and restrictions contained in deed from Mae C. Mason and Burge W. Mason, her husband and W. S. Worden and Bertha E. Worden, his wife, to Harvey D. Park and Hilda E. Park, husband and wife, dated April 8, 1931, recorded May 15, 1931, Vol. 92, page 610, Deed Records of Klamath County, Oregon, as follows: "Reserving an Easement on the Northerly 8 feet of said Lot for alley purposes."

3. Reservations and restrictions contained in deed from Mae C. Mason et ux., et al., to Carl F. Hensel dated April 8, 1931, recorded April 30, 1931, Vol. 92, page 560, Deed Records of Klamath County, Oregon, as follows: "Reserving an easement on the Northerly 8 feet of said lot for alley purposes."

CLERK OF ORIGIN, COUNTY OF KLAMATH; ss.
 I for record at request of _____ FILE NO. _____
 this 6th day of FEBRUARY A.D. 1976 at 3:30 o'clock P.M. on
 duly recorded in Vol. 176 of _____ Page 1746

REG. \$ 6.00

Wm D. MILNE, County Clerk

Hazel D. Hazel