

KNOW ALL MEN BY THESE PRESENTS, That Keith Rice, Jr. and Jean Rice, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William R. Smith and Mary R. Smith, 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:

PARCEL NO. I:

Beginning at the Northeast corner of Block 41 of NICHOLS ADDITION to the City of Klamath Falls, formerly Linkville, Oregon; thence westerly along the southerly line of Washington Street (formerly Canal Street) 72 feet; thence southerly parallel with Seventh Street 60 feet; thence Easterly parallel with Washington Street (formerly Canal Street), 72 feet; thence Northerly along the Westerly line of Seventh Street, 60 feet to the place of beginning.

PARCEL NO. II:

Beginning at a point on the Southerly line of Washington Street (formerly Canal St.) 72 feet Southwesterly from the Northeasterly corner of Block 41 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, thence Southeasterly parallel with Seventh St., 60 feet; thence Southwesterly parallel with Washington Street 28 feet; thence Northwesterly parallel with Seventh St. 60 feet to the Southerly line of Washington St., thence (for continuation of this deed see reverse side of this instrument)

(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 \$ 28,500.00
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 7th day of February, 1976; 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.

Keith Rice, Jr.
Keith Rice, Jr.

Jean Rice
Jean Rice

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
February 7th, 1976

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

Personally appeared the above named Keith Rice, Jr. and Jean Rice, husband and wife

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

Before me, Sherald V. Beam
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11-12-78

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: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
1st Federal S+L
Shasta Plaza Dr.
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
1st Federal S+L
Shasta Plaza Dr.
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____) ss.
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

as the East
of said
secured hereby, and in such order
and collection, including and apply
name and unpaid, and apply
enter upon late possession of
about regard to the property of any
in person by agent, the home-
of the grantor hereunder, the home-
this grantor have the right to col-
of individuals have the right to col-
national property located hereby or in
by assigns to hereditary during the
of the services in this paragraph
shall be conclusive proof of the
persons legally entitled hereby, and
of change hereby (d) recovery,
shall be paid to the beneficiary
shall be paid to the beneficiary
are in any part of the amount re-
or settlement in connection with
appear in or defend any as-
the beneficiary shall have
of said property shall be taken
on written request therefor an
negligent or required to furnish an
shall be secured by this trust
in any suit brought by bene-
such action or proceeding as
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attorney's fees and to pay all
supporting to effect the ac-
attorney's fees and to pay all
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the trust, as well as
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necessity or otherwise.
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to the trust deed. In
note, shall be repaid there-
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to demand, the beneficiary
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commencing 9:56

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Klamath
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Northeasterly along the Southerly line of Washington St. 28 feet to the point of beginning, and being a portion of Lot 7 in Block 41 of NICHOLS ADDITION, being also known as the East 28 feet of West 58 feet of North 60 feet of Lot 7 in Block 41 of said addition.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at register of DEPT. A. CLIA OFF. REC. 30

this 5th day of MARCH A. D. 19 76 10:16

duly recorded in Vol. M 76 of D 605 3128

Fee \$ 6.00

Wm D. BIRRE, County Clerk

By *Raymond Drayle*

Block 41 of said

secured hereby, and in such order and collection, including reasonable and due and unpaid, and apply in name for or otherwise collect, enter upon and take possession of, without regard to the priority of any interest in person, by agent or by a trustee, prior to the date of this grantor hereunder, the beneficiary shall have the right to collect and receive the proceeds of any and all properties located thereon. Until the beneficiary shall have received the proceeds of any and all properties located thereon, the beneficiary shall have the right to collect and receive the proceeds of any and all properties located thereon.

of the services in this paragraph shall be conclusively proof of the grantor's intent to make the grantor's estate a trust for the beneficiary. The grantor hereby agrees to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require.

promptly upon the beneficiary's request, such instrument as shall be hereafter made by the grantor, and the beneficiary shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require.

on written request therefor in full or in part, as the beneficiary may require, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require.

shall be secured by this trust in any suit brought by the beneficiary, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require.

and its expenditures therefor, shall be repaid by the beneficiary, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require.

shall be credited to the beneficiary, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require.

IX HUNDRED and no/100ths of the whole, payable to the beneficiary, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require, and the grantor shall be bound to pay the beneficiary the proceeds of any and all properties located thereon, without interest, in full or in part, as the beneficiary may require.

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