

1120  
KNOW ALL MEN BY THESE PRESENTS, That  
Douglas K. Ivey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Edwin C. Christensen and Lan Thi Christensen, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East 118 feet of Lot 5, Block 30, HILLSIDE ADDITION to the  
City of Klamath Falls, according to the official plat thereof on  
file in the office of the County Clerk, Klamath County, Oregon.

Subject to the following:  
Party wall Agreement, including the terms and provisions thereof,  
recorded January 13, 1940 in Volume 126, page 376, Deed Records of  
Klamath County, Oregon, affecting a wall common to two garages.

(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 \$ 17,500.00  
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 8 day of March, 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF ~~OREGON~~ California }  
County of Sacramento } ss.  
March 8, 1976

Personally appeared the above named  
Douglas K. Ivey

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:

SEADAUNA P. GARTON  
NOTARY PUBLIC for California  
SACRAMENTO COUNTY  
My commission expires: Nov. 19, 1979

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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 be-  
half 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:

FES & L  
540 MAIN  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
11th day of MARCH, 1976,  
at 3:38 o'clock P.M., and recorded  
in book 176 on page 3524 or as  
file/reel number 11230  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

W. D. GILNE

Recording Officer  
By Hazel Hagen Deputy

FEE \$ 3.00