

KNOW ALL MEN BY THESE PRESENTS, That FRANKLIN WOOD,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM G. SCOTT and MELODY S. SCOTT, 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:

As described on Exhibit A attached hereto,

(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 set forth on Exhibit A,

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 \$ 25,900.00. 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 12 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.

Franklin Wood

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath. ) ss.  
March 12, 1976

Personally appeared the above named  
FRANKLIN WOOD

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 9/17/78

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 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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Wood  
GRANTOR'S NAME AND ADDRESS  
Scott  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
William G. & Melody S. Scott  
1885 Del Moro  
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  
540 Main Street, Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

3969

3606

EXHIBIT A.

DESCRIPTION

That part of Lots 5 and 6 in Block 19 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, of Klamath County, Oregon, more particularly described as follows:

Beginning at a point 50 feet Southwesterly along Del Moro Street from the point of intersection of the Southwesterly line of El Dorado Street and the Northwesterly line of Del Moro Street; thence Southwesterly along the Northwesterly line of Del Moro Street 40 feet; thence Northwesterly parallel with El Dorado Street 100 feet to the line between Lots 4 and 5 of said Block 19 of Hillside Addition; thence Northeasterly along said line 40 feet; thence Southeasterly parallel with El Dorado Street to the point of beginning.

Subject to easements and rights of way of record and those apparent upon the land; and to a Trust Deed and provisions thereof dated June 5, 1973, recorded June 8, 1973 in Microfilm Records of Klamath County, Oregon, Volume M-73, Page 7146, in the amount of \$13,000.00, wherein Robert L. Gibson, Jr. et ux were grantors, and First Federal Savings and Loan Association is beneficiary, which Trust Deed grantees take subject to, and grantor assumes and agrees to hold the grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of \_\_\_\_\_

on the 12th day of March, A.D. 1976, at 11:35 a.m.

duly recorded in Vol. 76, of DEEDS, on Page 3605.

Fee \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Brazel*

rerecorded to add husband and wife to grantees name



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of \_\_\_\_\_

on the 19th day of March, A.D. 1976, at 11:35 a.m.

duly recorded in Vol. 76, of DEEDS, on Page 3968.

Fee \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Brazel*