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KNOW ALL MEN BY THESE PRESENTS, That CLYDE W. WOOTEN and GLORIA P. WOOTEN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. McBRIDE and JOYCE McBRIDE, husband and wife,

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 1 and 2, Block 5, in the Town of Bonanza, according to the duly recorded supplemental plat thereof on file in Klamath County, Oregon. SAVING and EXCEPTING the Westerly 10 feet of the above described property.

SUBJECT TO: All future real property taxes and assessments; easements and rights of way of record, and those apparent on the land.

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 above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 11,000.00
However, if the actual consideration consists of or includes other property, or is to be paid in installments, or is to be paid in any other manner, the grantor shall indicate which of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 26 day of March, 1969

STATE OF OREGON, County of Klamath) ss. March 26, 1969
Personally appeared the above named CLYDE W. WOOTEN and GLORIA P. WOOTEN, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *[Signature]*
Notary Public for Oregon
My commission expires 9/23/69

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Clyde W. Wooten et ux

TO

John R. McBride, et ux
P.O. Box 87
Bonanza, Oregon 97623

AFTER RECORDING RETURN TO

Town and Country Mortgage &
Investment Co., Inc.
928 Klamath Avenue
Klamath Falls, Oregon 97601

Tax statements to Grantee.

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 7 on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *[Signature]* Deputy.