

KNOW ALL MEN BY THESE PRESENTS, That MARSHALL J. AKINS and MARGARET E. AKINS, husband and wife, and SANDRA CORONEL hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE H. HOEFER and EDNA L. HOEFER, 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:

Lot 7 in Block 9 of FIRST ADDITION TO RIVER PINE ESTATES,  
KLAMATH COUNTY, OREGON.

(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 Building set-back lines as set out on plat and dedication. Right of way as set forth in document recorded January 2, 1952, in Deed Volume 258, Page 425, Deed Records; Building and use restrictions as set out in document recorded May 5, 1967, (see over) 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 \$ 14,000.00. 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 April, 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.

MARSHALL J. AKINS

MARGARET E. AKINS

SANDRA CORONEL

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Deschutes  
April 1, 1976

STATE OF OREGON, County of

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

Personally appeared the above named  
MARSHALL J. & MARGARET E. AKINS  
and SANDRA CORONEL

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  
My commission expires:

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Deschutes County Title Co.  
P.O. Box 323  
Bend, OR 97701

NAME, ADDRESS, ZIP

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

Mr. and Mrs. George H. Hoefler  
Star Route  
Gilchrist, OR 97737

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

SALE AGREEMENT

(CONTINUED FROM OTHER SIDE)

in M-67 at Page 3386; Right of way Easement as set forth in document recorded  
May 22, 1967 in M-67 at Page 3803.

STATE OF OREGON; COUNTY OF KLAIPATH; is

Filed for record at request of \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 1970, of \_\_\_\_\_, and

duly recorded in Vol. \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_

#6.

By Theresa Drage  
Vice President, County Clerk

together  
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corpor  
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down pay  
heretofor  
contract,  
(a) E  
interest due  
SALE AGREEMENT