

EDWARD W. YEAW and LINDELL S. YEAW

hereinafter called grantor, convey(s) to
PETER J. RICHARD and CANDICE E. RICHARD, as tenants by the entirety
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

The S $\frac{1}{2}$ of Lots 4 and 5 in Block 48, FIRST ADDITION TO THE CITY OF
 KLAMATH FALLS, OREGON, according to and as shown by the duly
 recorded plat of said addition now on file in the office of the
 County Clerk of Klamath County, Oregon, said premises being more
 particularly described as follows:

Beginning at the Southerly corner of Lot 5 of said Block 48;
 thence running Northeasterly parallel to Jefferson Street a
 distance of 106 feet more or less to the Easterly line of said
 Lot 4; thence Northwesterly along the Easterly line of said Lot
 4 a distance of 55 feet; thence Southwesterly parallel to Jefferson
 Street a distance of 106 feet to the Westerly line of Lot 5; thence
 Southeasterly along the Westerly line of Lot 5 to the place of
 beginning.

SUBJECT TO: Covenants, conditions, plat restrictions, reservations,
 rights, rights of way and easements now of record.
 and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

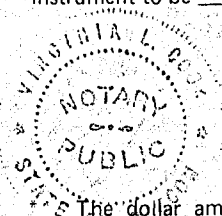
The true and actual consideration for this transfer is \$ 27,500.00.

Dated this 3 day of May

Edward W. Yeaw
 Edward W. Yeaw
Lindell S. Yeaw
 Lindell S. Yeaw

STATE OF OREGON, County of Jackson) ss.

On this 7th day of May, 19 76 personally appeared the above named
Edward W. Yeaw and Lindell S. Yeaw and acknowledged the foregoing
 instrument to be their voluntary act and deed.



Before me:

Virginia L. Cook
 Notary Public for Oregon
 My commission expires April 26, 1980

The dollar amount should include cash plus all encumbrances existing against the property to which the
 property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration
 consists of or includes other property or value given or promised which is part of the/the whole
 consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Mr. & Mrs. Peter J. Richard
 429 North 3rd St
 Klamath Falls, Or 97601

STATE OF OREGON,)

) ss.

County of KLAMATH)

I certify that the within instrument was received for record
 on the 10th day of May, 19 76
 at 11:00 o'clock A M. and recorded in book M 76
 on page 6912 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel D. Dugan Deputy
 FEE \$ 3.00