

-WARRANTY DEED-

A-26958

KENT S. REX and GLORIA REX, husband and wife, Grantors,  
convey to JAMES T. LIPE and TERESA F. LIPE, husband and wife, Grantees,  
all that real property situate in the County of Klamath, State of  
Oregon, described as:

The Southeasterly 10 feet of Lot 5 and all of Lot 6  
in Block 40 of Buena Vista Addition to the City of  
Klamath Falls, according to the official plat there-  
of on file in the office of the County Clerk of Klamath  
County, Oregon

SUBJECT TO: That certain Trust Deed, including the  
terms and provisions thereof, executed by Kent S. Rex  
and Gloria Rex, husband and wife, as grantors, to  
William Ganong, Jr., as trustee, for First Federal  
Savings and Loan Association of Klamath Falls, Oregon,  
a corporation, as beneficiary dated July 13, 1973, re-  
corded July 16, 1973 in Volume M73, page 9034, Micro-  
film records of Klamath County, Oregon, to secure the  
payment of \$17,550, which Trust Deed, grantees herein  
assume and agree to pay according to the terms thereof

and covenant that grantor is the owner of the above-described property  
free of all encumbrances, except reservations, restrictions, easements  
and rights of way of record and those apparent upon the land; 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 Twenty  
Four Thousand Nineteen and 68/100ths (\$24,019.68) DOLLARS.

Until a change is requested, all tax statements shall be  
mailed to the following address: First Federal Savings and Loan

DATED this 26 day of May, 1976.

*Kent S. Rex*  
*Gloria Rex*

STATE OF OREGON )  
County of Klamath ) ss.

May 26, 1976.

Personally appeared the above-named KENT S. REX and GLORIA  
REX, husband and wife, and acknowledged the foregoing instrument to  
be their voluntary act. Before me:

*[Signature]*  
Notary Public for Oregon  
My Commission expires: 8-5-79

✓ After recording return to James T. Lipe  
2320 Reclamation, K. Falls

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of  
May 1976 at 9:57 o'clock A M., and duly recorded in Vol M 76  
of DEEDS on Page 7866.

FEE \$ 3.00

WM. D. MILNE, County Clerk  
By *[Signature]* Deputy

776 MAY 27 1976