

JAMES I. GRIFFITH AND FRIEDA A. GRIFFITH

hereinafter called grantor, convey(s) to
KARL BUEHLER, JR. and JOY E. BUEHLER, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

The Southwesterly 100 feet of Lot 12 in Block 36, HOT SPRINGS
 ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, fronting 50 feet
 on Eldorado Avenue and running back 100 feet on Manzanita Street,
 said property being more particularly described as follows:

Beginning at the most Westerly corner of said Lot 12 in said
 Block 36 at the corner of Eldorado Avenue and Manzanita Street;
 thence following the Northerly line of said Lot 12 and along
 Manzanita Street, a distance of 100 feet; thence Southeasterly
 and parallel with Eldorado Avenue and at right angles to Manzanita
 Street 50 feet to the Northerly line of Lot 13; thence at right
 angles Southwesterly and parallel with Manzanita Street 100 feet
 to Eldorado Avenue; thence in a Northwesterly direction along
 Eldorado Avenue 50 feet 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 \$ 20,500.00

Dated this 10 day of June, 1976

James I. Griffith
 James I. Griffith

Frieda A. Griffith
 Frieda A. Griffith

X STATE OF IDAHO, County of ADA ss.

On this 10 day of June, 1976 personally appeared the above named
James I. Griffith and acknowledged the foregoing
 instrument to be his voluntary act and deed.

STATE OF OREGON,

County of Klamath ss.

Before me: JAMES I. GRIFFITH (COMAT)

Arthur J. [Signature]
 Notary Public for Oregon

My commission expires: JULY 22, 1978

BE IT REMEMBERED, That on this 15 day of June, 1976,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
 named Frieda A. Griffith

known to me to be the identical individual described in and who executed the within instrument and
 acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.

When recorded return to:

Mr. & Mrs. Karl Buehler, Jr.
 916 Walnut St.
 Klamath Falls, Or

and future tax statements to:

939 Eldorado St.
 Klamath Falls, Or

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 16th day of
JUNE A.D., 1976 at 10:57 o'clock A M., and duly recorded in Vol M 76
 of DEEDS on Page 8895

FEE \$ 3.00

WM. D. MILNE, County Clerk

By [Signature] Deputy