

KNOW ALL MEN BY THESE PRESENTS, That MORTGAGE GUARANTY INSURANCE CORPORATION, a Wisconsin corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. NAU, and SHARON K. NAU, 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 4, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. An 8 foot utility easement along the rear of lot, as shown on dedicated plat.
3. Restrictions and easements contained in plat dedication.
4. Right of way, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128, page 267, and June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company.

(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 as set forth above,

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 \$35,000.00.

~~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 19th day of May, 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.

MORTGAGE GUARANTY INSURANCE CORPORATION

Lloyd K. Pruett
Lloyd K. Pruett, Vice President

Jack R. Babrove
Jack R. Babrove, Asst. Secretary

(If executed by a corporation, affix corporate seal)

State of Wisconsin,

Milwaukee County.

SS.

Personally came before me, this 19th day of May, A. D., 1976, Lloyd K. Pruett, Vice President, and Jack R. Babrove, Assistant Secretary of the above named Corporation to me known to be the persons who executed the foregoing instrument, and to me known to be such officers of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority pursuant to a November 7, 1975 resolution of its board of directors.

THIS INSTRUMENT WAS DRAFTED BY

Notary Seal

Notary Public,

Milwaukee County, Wis.

My commission (expires) (is) 3/18/79

STATE OF OREGON,

County of KLAMATH

SS.

I certify that the within instrument was received for record on the 24th day of JUNE, 1976, at 3:36 o'clock P. M., and recorded in book M. 76 on page 9559 or as file/reel number 15489.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Ingle
Recording Officer
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert G. Nau Jr.
6727 Shasta Way
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Commerce Mortgage
P. O. Box 4113
Portland, Oregon 97208

NAME, ADDRESS, ZIP