

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE G. COWEN and IRENE M. COWEN,
husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH E. BEARD and
HELEN BEARD, 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 ap-
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The West $\frac{1}{2}$ of the West $\frac{1}{2}$ of Tract 19, in GIENGER'S HOME TRACTS, together with the
Southerly one-half of the vacated alley adjoining on the North.

SUBJECT TO:

1. The regulations of South Suburban Sanitary District.
2. The regulations of Enterprise Irrigation District.

(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 those
of record and apparent upon the land,

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 \$ 25,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~part of the consideration (indicate which).~~ (The sentence between the symbols \circledast , 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 30th day of June, 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

June 30, 1976

Personally appeared the above named

Lawrence G. Cowen and Irene M. Cowenand acknowledged the foregoing instru-
ment to be their voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of Klamath ss.

Personally appeared, 19

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 ofa corporation,
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 be-
half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instru-
ment was received for record on the
30th day of JUNE, 19 76
at 11:15 o'clock A.M., and recorded
in book M 76 on page 9898 or as
file/reel number 15718

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Hazel D. Milne Deputy
Recording Officer

FEE \$ 3.00

After recording return to:

Ralph E. & Helen Beard
2763 Hope Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE