

KNOW ALL MEN BY THESE PRESENTS, That Twin City Builders, Inc.,

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by The City of Klamath Falls,  
a Municipal Corporation,

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point on the Northerly right of way line of Eberlein Avenue, which lies South 0° 28' East along the centerline of Washburn Way, a distance of 1223.7 feet and North 89° 16' East, a distance of 495 feet from the 1/4 section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 0° 28' West parallel with the centerline of Washburn Way a distance of 260 feet to a point; said point being South 0° 28' East, a distance of 30.0 feet from the Southeast corner of Lot 60, of "Old Orchard Manor" Addition; thence running North 89° 16' East, a distance of 60.0' to a point on the Southerly line of Wantland Avenue; thence South 0° 28' East parallel with the centerline of Washburn Way, a distance of 260 feet to a point on the Northerly right of way line of Eberlein Avenue;

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except, the grantor herein reserves a general easement for an existing hot water line and any future additional utilities to serve the adjacent lands owned by the grantors as of this date,

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 \$1.00.  
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 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.

Stephen B. Graves  
Twin City Builders, Inc.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Coos ) ss.  
June 30, 1976

Personally appeared Stephen B. Graves

who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
secretary of

Twin City Builders, Inc.

a 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 behalf 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:

Kathryn Jane Hatfield  
Notary Public for Oregon

My commission expires: June 24, 1980

(OFFICIAL  
SEAL)

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

City of Klamath Falls  
City Hall

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

76 JUL 15 AM 11 22

10768

thence South 89° 16' West along the Northerly right of way line of Eberlein Avenue, a distance of 60.0' to the point of beginning.

Subject To:

Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 15th day of JULY A. D. 1976 at 11:22 o'clock AM and  
 duly recorded in Vol. M 76, of DEEDS on Page 10767  
FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Dragic*