

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. STOUTE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. GUERIN and THELMA A. GUERIN, 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 1, Block 13, HOT SPRINGS ADDITION in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien but not yet due and payable.
2. Reservations as set forth in plat dedication.
3. Trust Deed, including the terms and provisions thereof, recorded December 19, 1972 in Book M72 at page 14605, Microfilm Records of Klamath County, Oregon, in favor of United States National Bank of Oregon, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

(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 \$ 19,790.35. 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 23rd day of July, 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)

James R. Stoute

STATE OF OREGON,
County of Klamath
July 23, 1976

STATE OF OREGON, County of Klamath, ss.
Personally appeared

Personally appeared the above named James R. Stoute and acknowledged the foregoing instrument to be his voluntary act and deed.

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 of

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: Darlene T. Addington
(OFFICIAL SEAL)
(Notary Public for Oregon)
My commission expires: 3-21-77

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. James R. Guerin
1221 Crescent
City, 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
U.S. National Bank
P.O. Box 3347
Portland, Oregon 97208

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 26th day of JULY, 1976, at 12:35 o'clock P.M., and recorded in book M. 76 on page 11305 or as file/reel number 16751.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer

By Hazel Drago Deputy
FEE \$ 3.00