

KNOW ALL MEN BY THESE PRESENTS, That
LANPHEAR, husband and wife

ROSS A. LANPHEAR and JANICE M.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BOBBY A. GORDEN and GRETA J. GORDEN, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of Lot 11, in Block 113, BUFNA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof, described as follows:

Beginning at a point in the Northerly line of said Lot 11, Block 113, aforesaid, 100 feet Westerly from the Westerly line of California Ave., and running thence Westerly along the Northerly line of said Lot 11, 61.6 feet, more or less, to the Northwesterly corner of said lot; thence Southerly along the Easterly line of the alley to an intersection with the line between Lots 10 and 11 in Block 113; thence Easterly along the line between said Lots 10 and 11, 46.3 feet, more or less, to a point 100 feet Westerly from the Westerly line of California Ave., thence Northerly parallel with California Ave., to a POINT OF BEGINNING; ALSO, (continued on reverse side)

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated, & contracts, liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights and that of way of record & those apparent on 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 \$ 16,000.00

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 6th day of August, 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)

ROSS A. LANPHEAR

JANICE M. LANPHEAR

STATE OF OREGON,)
County of Klamath) ss.
August 6, 1976

Personally appeared the above named
ROSS A. LANPHEAR and JANICE M.
LANPHEAR, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-22-77

STATE OF OREGON, County of) ss.
19

Personally appeared _____ and _____ 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: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

ROSS A. & JANICE M. LANPHEAR
4332 Onyx Street
Klamath Falls, Oregon

BOBBY A. & GRETA J. GORDEN

After recording return to:

FFS+L
main

NAME, ADDRESS, ZIP

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

Bobby A. Gordon
230 Donald
KFO 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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/rec'd number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

12468

(Legal Description-continued)

Beginning at a point on the Northerly line of said Lot 11, Block 113, BUENA VISTA ADDITION, which is 100 feet Westerly from the Northeasterly corner of said lot; thence Southerly parallel with the Westerly line of California Ave., to intersect the line between said Lot 11 and the adjoining Lot 10 at a point 100 feet from California Ave., thence Easterly towards California Ave., along said line between Lots 10 and 11, three feet; thence Northerly and parallel to the Westerly line of California Ave., to a point in the Northerly line of said Lot 11, three feet distant from the POINT OF BEGINNING; thence Westerly three feet along said Northerly line of said Lot 11, to the PLACE OF BEGINNING.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of TRANSAMERICA TITLE INS. Co.

this 12th day of AUGUST A. D. 1976 at 11:04 o'clock A.M. and

duly recorded in Vol. M-76, of DEEDS on Page 12467

FEE \$ 6.00

Wm. D. MILNE, County Clerk

By *Flazel D. Dugan*