

MTC # 658-2277

Vol. 76 Page 18538

STEVENS-NESS LAND, Klamath County, ORE.

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM A. PUTNAM and HELEN M. PUTNAM,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by D. E. CLEMENS and GOLDIE CLEMENS, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 44, of WEST PARK 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. A 12 foot utility easement along the rear of lot, as shown on dedicated plat.
3. Restrictions as contained in plat dedication.
4. Conditions and restrictions imposed by instrument, including the terms and provisions thereof, recorded September 21, 1956 in Volume 286, page 611, Deed Records.
5. Right of Way as disclosed by instrument recorded in Volume 286, page 446, Deed Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, recorded April 6, 1973, in Volume M73 at page 4083, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which 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 hereinabove

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$29,900.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 1st day of September, 1976

William A. Putnam
Helen M. Putnam

STATE OF OREGON, County of Klamath) ss. September 19, 1976
Personally appeared the above named William A. Putnam and Helen M. Putnam

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

(OFFICIAL SEAL)

Before me: Harlene J. Addington
Notary Public for Oregon
My commission expires March 21, 1977

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. D. E. Clemens
536 Jenny Drive
City, 97601

NAME, ADDRESS, ZIP

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

1st Federal Savings & Loan
510 Main St.
City, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
3rd day of SEPTEMBER, 1976,
at 12:04 o'clock P.M., and recorded
in book M 76 on page 13807 or as
file/reel number 18538
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Hazen Deputy

FILE \$ 3.00