

GEORGE FLITCRAFT and MARIJANE FLITCRAFT, husband & wife as to an undivided one-half interest; MARIJANE DAGGETT FLITCRAFT, as to an undivided one-quarter interest; DR. JAMES HARRIS SCHWARTZ and JOHN E. MASSAE, as to an undivided one-quarter interest each as to an undivided  $\frac{1}{4}$  interest all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1, 2, 3, 4 and 5, Block 1, Replat No. 1 of a portion of SUNNYSIDE ADDITION.

Subject to: City Sewer Unit #42, Card 28  
City Sewer Unit #42, Card 28-1  
City Sewer Unit #42, Card 28-2  
City Improvement Unit #203, Card 26  
City Improvement Unit #203, Card 27  
City Improvement Unit #203, Card 28  
City Improvement Unit #238, Card 2  
City Improvement Unit #238, Card 3  
City Improvement Unit #238, Card 4  
City Improvement Unit #238, Card 5  
City Improvement Unit #238, Card 6

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as noted above, and covenants, conditions, reservations, restrictions, rights, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 30,000.00  
(Grantors interest is  $\frac{3}{4}$  of this total value)

Dated this 6th day of August, 19 76

George Flitcraft  
George Flitcraft  
Marijane Daggett Flitcraft  
Marijane Daggett Flitcraft  
also known as Marijane Flitcraft

STATE OF OREGON, County of Klamath, ss.

On this 30 day of August, 19 76 personally appeared the above named George Flitcraft and Marijane Daggett Flitcraft and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan L. Stockwell  
Notary Public for Oregon  
My commission expires: June 13, 1980

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Flitcraft & Voye

TO

Schwartz & Massae

After Recording Return to:

Dr. James Schwartz  
Suite 206, Medical-Dental Bldg.  
Klamath Falls, Or 97601  
and until further notice, send  
all tax statements to the above.

STATE OF OREGON,

)

) ss.

County of Klamath

I certify that the within instrument was received for record on the 23 rd day of September, 19 76 at 3:43 o'clock P. M. and recorded in book M76 on page 14986 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne,

County Clerk

Title

By Marvin L. Sorensen Deputy  
fee \$3.00