

KNOW ALL MEN BY THESE PRESENTS, That VIRGIL L. WELLS and MARY A. WELLS,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by RICHARD B. HEIN and JANICE L. HEIN, 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:
Lots 20 and 21, Tract 1038, a Resubdivision of Lots 10 thru 15 in Block 1, of
MIDLAND HILLS ESTATES.

SUBJECT TO:

1. Taxes for the fiscal year 1976-1977, a lien not yet due and payable.
2. Ditch and utility easement together with ingress and egress as shown on dedicated plat.
3. Building set back line 25 feet from street as shown on dedicated plat.
4. Drain easement together with ingress and egress as shown on dedicated plat.
5. Restriction and easements as shown on dedicated plat.
6. Covenants, conditions and restrictions imposed by instrument, including the terms and provisions thereof, recorded April 29, 1970, in Book M70 at page 3339, Klamath County, Oregon Microfilm Records.
7. Trust Deed, including the terms and provisions thereof, recorded May 21, 1973 in Book M73 at page 6148, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association, 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 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 \$ 38,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 19th day of October, 1976.

Virgil L. Wells
Mary A. Wells

STATE OF OREGON, County of Klamath) ss. October 19, 1976.
Personally appeared the above named Virgil L. Wells and Mary A. Wells

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

(OFFICIAL SEAL)

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

NOTE—The sentence between the symbols @, 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. Richard B. Hein
149 Clark Street
Midland, Oregon 97634
NAME, ADDRESS, ZIP

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

1st Federal Savings & Loan Assn.
540 Main St.
City, 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
20th day of OCTOBER, 1976,
at 3:33 o'clock P.M., and recorded
in book M 76 on page 16687 or as
file/reel number 20583

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By *Harlene P. Addington* Deputy

FEE \$ 3.00