

KNOW ALL MEN BY THESE PRESENTS, That Aaron E. Abts and Lois M. Abts, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James A. Floyd and Carole A. Floyd, 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: Lots 4 and 5, Block 10, BUENA VISTA ADDITION to 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, however, to the following:

1. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 10, 1956 in Volume 12, page 250, Deed Records of Klamath County, Oregon and Modification thereof recorded July 9, 1959 in Volume 314, page 80, Deed Records of Klamath County, Oregon.
2. Right of Way for electric power transmission lines and incidentals as conveyed from the United States of America to the California Oregon Power Company by instrument recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$81,200.00. 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 1st day of December, 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)

STATE OF OREGON,

County of Klamath

December 1, 1976

Personally appeared the above named Aaron E. Abts and Lois M. Abts, husband and wife

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

Before me, Du Nelson, Notary Public for Oregon, My commission expires 2-3-79

STATE OF OREGON, County of Klamath

Personally appeared Aaron E. Abts and Lois M. Abts, 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
Klamath Falls, OR 97601
Klamath Falls, Oregon 97601

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

First National Bank of OR
P.O. Box 1936
Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of DECEMBER, 1976, at 2:46 o'clock P. M., and recorded in book M. 76 on page 19367 or as file/reel number 22411, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Drayton Deputy

FEE \$ 3.00