

KNOW ALL MEN BY THESE PRESENTS, That HAROLD IVAN GOUGE and CAROL ELAINE GOUGE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN M. HILDUM and RAE J. HILDUM, 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, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 8 and 9 in Block 4, THE TERRACES, 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. Reservations as set forth in instruments recorded October 7, 1926 in Volume 73 at page 448, and recorded March 30, 1929 in Volume 86, page 207.
2. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded October 27, 1972 in Volume M72, page 12512, which the grantees herein agree to assume and pay according to the terms contained therein.
3. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded July 28, 1976 in Volume M76, page 11498, which the grantees herein agree to assume and 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 apparent upon 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 \$37,000.00. However, the actual consideration consists of or includes other property of value given or promised which is stated in 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 13 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, } ss.
County of Klamath
December 13, 1976

Personally appeared the above named Harold Ivan Gouge and Carol Elaine Gouge

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

Before me: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of Klamath, 1976) ss.
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:

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 13th day of DECEMBER, 1976, at 4:33 o'clock P.M., and recorded in book M 76 on page 19958 or as file/reel number 22846.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *[Signature]* Recording Officer
Deputy

FEE \$ 3.00

-BARGAIN AND SALE DEED-

ROBERT L. PIERCE and MELANIE E. PIERCE, husband and wife, Grantors, convey to BRANDSNESS ENTERPRISES, INC., an Oregon corporation, the following described real property:

S½ of the NE¼ NW¼ lying Westerly of the rimrock in Section 11, Township 36, Range 10 E.W.M., consisting of 4.85 acres, more or less.

SUBJECT TO: Taxes for the fiscal years 1972-73, 1973-74, 1974-75, 1975-76 and 1976-77.

The true and actual consideration for this transfer is One Hundred and No/100ths (\$100.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: Brandsness Enterprises, Inc., 411 Pine Street, Klamath Falls, Or.

DATED this 30 day of November, 1976.

STATE OF OREGON } ss.
County of Klamath

1976.

Personally appeared the above-named ROBERT L. PIERCE and MELANIE E. PIERCE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-16-77

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of WM. P. BRANDSNESS ATTY
this 13th day of DECEMBER A.D. 1976 at 4:54 o'clock P.M., and
duly recorded in Vol. M 76, of DEEDS on Page 19959

FEE \$ 3.00

WM. D. MILNE, County Clerk

RETURN TO:
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601