

A. 27631

KNOW ALL MEN BY THESE PRESENTS, That Enver Bozgoz, Conservator of the Estate of Shirlene Ann Norwest

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donald H. Karsch and Susan K. Karsch, 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:

Beginning at the most Southerly corner of Lot 5 in Block 7 of First Addition to the City of Klamath Falls, Oregon; thence Northwesterly along the Northeastly line of 7th Street; 50 feet; thence Northeasterly at right angles to 7th Street, 70 feet; thence Southeasterly parallel with 7th Street, 50 feet; thence Southwesterly at right angles to 7th Street, 70 feet to the place of beginning, being a part of Lots 4 and 5 of Block 7 of First Addition to the City of Klamath Falls, Oregon.

SUBJECT TO: Assessments and charges of the City of Klamath Falls for sewer services. Reservations and restrictions contained in deed given by A. Westman and Greta Westman, husband and wife, to W. L. Henry and Mary Alice Henry, husband and wife, dated February 28, 1930, recorded January 27, 1934, in Volume 98 of Deeds, page 625, records of Klamath County, Oregon, as follows: "Grantees are not to disturb the sewer line which crosses said property."

(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 those of record

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 \$17,500.00. 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 11th day of January, 1977; 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,
January 11, 1977.

Personally appeared the above named Enver Bozgoz, Conservator of the Estate of Shirlene Ann Norwest, and acknowledged the foregoing instrument to be his voluntary act and deed.

Enver Bozgoz
Notary Public for Oregon
My commission expires 1-18-80

Enver Bozgoz, Conservator of the Estate of Shirlene Ann Norwest
260 Main St. Klamath Falls, Or.
GRANTOR'S NAME AND ADDRESS

Donald H. & Susan K. Karsch
1025 North 7th Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald H. Karsch
1025 North 7th
K Falls
NAME, ADDRESS, ZIP

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

Amfac Mtg Corp
PO Box 1003
Medford, Or 97501
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 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 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 19th day of JANUARY, 1977, at 9:07 o'clock A.M., and recorded in book M. 77 on page 988 or as file/reel number 24341.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By _____ Deputy

FEE \$ 3.00