

KNOW ALL MEN BY THESE PRESENTS, That DALE M. ZERULL and LESLEY M. ZERULL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by STEPHEN P. HALL, Jr. and SHARON L. HALL, 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:

Lot 16 in Block 17 HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land;

Reservations and restrictions, including the terms and provisions thereof, contained in deed from the Klamath Development Co., to J. H. Carter, dated August 1, 1931, recorded August 25, 1931, in Deed Volume 83 at page 402 "It is understood and agreed that no dwelling house shall be created on said premises to cost less than \$5,000.00 unless plans for the same are approved by party of the first part."

(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 hereinabove set forth.

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 \$52,000.00. 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 20 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 20, 1977.

Personally appeared the above named  
Dale M. Zerull and Lesley M. Zerull,

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 5-14-80

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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 \_\_\_\_\_,

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)

Dale & Lesley M. Zerull

GRANTOR'S NAME AND ADDRESS

Stephen and Sharon Hall

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stephen P. Hall, Jr.

FFS+L

Main Br.

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of JANUARY, 1977, at 10:37 o'clock A.M., and recorded in book M 77 on page 1178 or as file/reel number 24465.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer  
By Hazel Craig Deputy

FEE \$ 3.00