

KNOW ALL MEN BY THESE PRESENTS, That RICHARD D. NEATHAMER and BONITA R.

NEATHAMER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

STANLEY A. FERGUSON and VELMA F. FERGUSON, 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:

The South half of Tract 36 of FAIR ACRES SUBDIVISION NO. 1, EXCEPTING the East 5 feet thereof conveyed to Klamath County for road purposes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: The statutory powers, including the power of assessment of Enterprise Irrigation District and South Suburban Sanitary District; Reservations ad contained in deed recorded August 11, 1930 in Deed Volume 90 at page 615, Deed Records of Klamath County, Oregon.

(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 stated above,

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 \$ 25,000.00

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 4 day of April, 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)

Richard D. Neathamer
Richard D. Neathamer

Bonita R. Neathamer
Bonita R. Neathamer

STATE OF OREGON,) ss.
County of Klamath)
April 4, 1977

STATE OF OREGON, County of) ss.
1977

Personally appeared and

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6-13-80

Notary Public for Oregon
My commission expires:

Richard D. & Bonita R. Neathamer

GRANTOR'S NAME AND ADDRESS

Stanley A. & Velma F. Ferguson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Stanley A. Ferguson
1606 Kane
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Dept. of Veterans' Affairs
1225 Ferry Street SE
Salem, OR 97310 Loan No. M-64504

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath)

I certify that the within instrument was received for record on the 5th day of APRIL, 1977, at 9:09 o'clock A.M., and recorded in book M-77 on page 5614 or as file/reel number 27630, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By [Signature] Deputy

FEE \$ 3.00