

KNOW ALL MEN BY THESE PRESENTS, That THEODORE B. CASE and HAROLD W. DEARBORN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES DANIEL STORY and RICHARD GLENN BEALS, each as to an undivided  $\frac{1}{2}$  interest, 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: Southerly 160 feet of Lot 58 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Enterprise Irrigation District.
2. Reservations and restrictions of Deed, recorded in Volume 168 at page 86, Deed Records of Klamath County, Oregon and in Deed recorded in Volume 150 at page 335.
3. Mortgage, including the terms and provisions thereof, and Assignment of Rentals, recorded July 11, 1974 in Volume M74 at page 8439 and Volume M74 at page 8441, respectively, in Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association, which Mortgage and Assignment of Rentals 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 specifically set forth hereinabove

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 \$ 56,000.00. 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 5th 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)

STATE OF OREGON, }  
County of Klamath } ss.  
April 5, 1977

Personally appeared the above named Theodore B. Case and Harold W. Dearborn and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *W. J. Addington*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-22-81

STATE OF OREGON, County of Klamath, 1977 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: \_\_\_\_\_  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Messrs. James Story & Richard Beals  
4247 Gary St.  
City, 97601

NAME, ADDRESS, ZIP

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

1st Federal Savings & Loan Assn.  
530 Main St.  
City, 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of APRIL, 1977, at 3:54 o'clock P.M., and recorded in book M 77 on page 5776 or as file/reel number 27741.

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

WM. E. MILNE

*By Hazel Drazne* Deputy  
Recording Officer

FEE \$ 3.00