

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. STRUBEL and MARIANNE STRUBEL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS E. GOLDEN and JUDY L. GOLDEN, 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: Lot 4 in Block 9 of THIRD ADDITION TO WINEMA GARDENS, 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.
2. A 20 foot building setback from streets, as shown on dedicated plat.
3. An 8 foot utility easement along the rear of lot, as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Conditions and restrictions, as contained in deed recorded September 28, 1949 in Volume 234, page 248, Deed Records of Klamath County, Oregon.
6. Right of Way, recorded May 28, 1956 in Volume 283, page 413, 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

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 \$ 38,900.00. 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 25th day of May, 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)

John H. Strubel
Marianne Strubel

STATE OF OREGON,) ss.
County of Klamath
May 25, 1977

STATE OF OREGON, County of) ss.
1977

Personally appeared the above named
John H. Strubel and Marianne Strubel

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

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:

(OFFICIAL SEAL)

John H. Strubel - Marianne Strubel

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 31st day of MAY, 1977, at 3:08 o'clock PM, and recorded in book M77 on page 9442 or as file/reel number 30307.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel Drange Deputy

GRANTOR'S NAME AND ADDRESS
Thomas E. Golden - Judy L. Golden

GRANTEE'S NAME AND ADDRESS

After recording return to:
Thomas E. Golden - Judy L. Golden
6446 Clumay
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Security Savings - Loan Assoc.
222 S. Sixth Street
Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00