

KNOW ALL MEN BY THESE PRESENTS, That Martin L. Biery, M. D. and Beatrice L. Biery, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harry E. St. Clair and Mariellen St. Clair, husband and wife as joint tenants, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to wit:

Lots 3, 4 and 5, Block 28, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk 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 \$ 15,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00~~ (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 18th 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)

STATE OF ~~OREGON~~ CALIFORNIA)
County of ORANGE) ss.
19 77

Personally appeared the above named Martin L. Biery, M. D. and Beatrice L. Biery

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

Before me: *L. D. Fischbach*
(OFFICIAL SEAL) Notary Public for ~~Oregon~~ California
My commission expires:

STATE OF OREGON, County of)
19

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: *L. D. Fischbach*
Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
L. D. FISCHBACH
Notary Public-California
ORANGE COUNTY
My Commission Expires Nov. 21, 1980
(OFFICIAL SEAL)

Mr. and Mrs. Martin Biery
11401 Brookhurst
Garden Grove, CA 92640

Mr. and Mrs. Harry St. Clair
25 Ranchview Rd.
Rolling Hills Estates, CA 90274

After recording return to:
Mr. and Mrs. Harry St. Clair
25 Ranchview Rd.
Rolling Hills Estates, CA 90274

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

Mr. and Mrs. Harry St. Clair
25 Ranchview Rd.
Rolling Hills Estates, CA 90274

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$3.00

STATE OF OREGON,)

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 1st day of July, 1977, at 9:47 o'clock a M., and recorded in book M 77 on page 1656 or as file/reel number 318 79, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By *L. D. Fischbach* Deputy