

KNOW ALL MEN BY THESE PRESENTS, That KEITH F. NEWBY and JEAN M. NEWBY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESS H. SCHEFSTROM and MARY C. SCHEFSTROM, 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 therunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 4 in Block 4 of FIRST 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. Regulations of South Suburban Sanitary District.
2. Reservations and restrictions in deed recorded July 13, 1951 in Volume 248, page 397, Deed Records of Klamath County, Oregon.
3. Building setback line 20 feet from street as shown on dedicated plat.
4. Reservations as contained in plat dedication.

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 set forth above and apparent upon the land,

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 \$ 37,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 23<sup>rd</sup> day of June, 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

June 23, 1977

Personally appeared the above named Keith F. Newby and Jean M. Newby

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

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: MARCH 20, 1981

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:

Klamath First Federal  
546 Main

NAME, ADDRESS, ZIP

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

Jess H. Schefstrom  
6250 Winema

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of JUNE, 1977, at 3:21 o'clock P.M., and recorded in book 1177 on page 11713 or as file/reel number 11911 Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer  
Deputy

Fee \$ 3.00