

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
KOWALIS, husband and wife

DONALD E. KOWALIS and MARY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. FERGUSON
and NORMA J. FERGUSON, husband and wifehereinafter 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:Beginning at a point 550 feet North of the Southeast corner of Section 3,
Township 39 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon, and running East 238 feet; thence North 50 feet; thence West 238
feet; thence South 50 feet to the point of beginning.EXCEPT THEREFROM such portion of the above property that lies within the
existing right of way of Summers Lane.

(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,
easements or restrictions of record, common to the area or apparent on the
face of 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 \$ 26,000.00

~~Whereby, the grantor covenants to 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.~~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 7th day of JULY, 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)X Donald E. Kowalis
Donald E. Kowalis
X Mary Kowalis
Mary Kowalis

STATE OF OREGON,)

STATE OF OREGON, County of) ss.

County of Klamath)

July 7, 1977)

Personally appeared the above named
Donald E. Kowalis and Mary
KowalisPersonally 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 _____and acknowledged the foregoing instru-
ment 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.(OFFICIAL
SEAL)

Before me: Donald Bert Miller

Notary Public for Oregon

My commission expires: MARCH 30, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)Donald E. Kowalis and Mary Kowalis
2911 Summers Lane
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

James E. Ferguson and Norma J. Ferguson
2245 Lindley Way
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Fed
540 Main

NAME, ADDRESS, ZIP

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

James Ferguson
2911 Summers Lane

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
7 day of July, 1977,
at 3:30 o'clock P.M., and recorded
in book 177 on page 1205 or as
file/reel number 32156SPACE RESERVED
FOR
RECORDER'S USERecord of Deeds of said county.
Witness my hand and seal of
County affixed.By _____
Recording Officer
By _____
Deputy

Fee \$3.00