

WARRANTY DEED

12388

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated January 13, 1976, recorded January 13, 1976, in Book M-76, Page 625, wherein Clinton Gardner and Audrey K. Gardner are Mortgagors and T.L.B. Company is Mortgagee; Joint use well as disclosed by Well Agreement between Clinton Gardner and Audrey K. Gardner, husband and wife and A. L. Gardner and Shirley M. Gardner, dated June 18, 1976, recorded July 1, 1976 in Book M-76 at page 9964, Microfilm Records; and easements and rights of way of record or apparent on the land.

(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 \$ 19,500.00 .

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 1st 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.

A. L. GARDNER & SHIRLEY M. GARDNER

By Clinton W. Parker
Their Attorney in Fact

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON)
County of Klamath) ss.

On this 7 day of July, 1977, personally appeared Clinton D. Gardner who, being duly sworn, did say that he is the attorney in fact for A. L. Gardner and Shirley M. Gardner, husband and wife, and that he executed the foregoing instrument by authority of and in behalf of said principals; and he acknowledged said instrument to be the act and deed of said principals.

Kathy R. Mallam
NOTARY PUBLIC FOR OREGON
My commission expires: 6-13-80

A. L. GARDNER & SHIRLEY M. GARDNER
Star Route, Box 3105 A
Camp Verde, Arizona 86322

GRANTOR'S NAME AND ADDRESS

MICHAEL R. FOWLER & RACHEL E. FOWLER
5988 East Dayton
Fresno, California 93727

GRANTLE'S NAME AND ADDRESS

After recording return to: TIA
MICHAEL R. FOWLER & RACHEL E. FOWLER
5988 East Dayton
Fresno, California 93727

NAME, ADDRESS, ZIP

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

MICHAEL R. FOWLER & RACHEL E. FOWLER
P.O. Box 633
Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath.

I certify that the within instrument was received for record on the 8th day of July, 1977, at 12:00 o'clock P.M., and recorded in book M77 on page 12088 or as file/reel number 32210, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Fee \$3.00

Wm. D. Milne Recording Officer
By *Pat McArthur* Deputy