

KNOW ALL MEN BY THESE PRESENTS, That ALVIN W. BEARDSLEY and ANITA R. BEARDSLEY, husband and wife

to grantor paid by RICHARD J. NELLIPOWITZ and COLLEEN J. NELLIPOWITZ, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, 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 41 and the Easterly 8 feet 4 inches of Lot 42 in Block 11 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS,

SUBJECT TO:

1. Subject to a 3 inch overhang of structure on premises adjoining said land along the Southeasterly line thereof, as set forth in Deed recorded July 28, 1970 in Book M-70 at page 6323.
2. Mortgage, including the terms and provisions thereof in favor of First Federal Savings and Loan Association, a Federal corporation, recorded January 28, 1975, in Book M-75 at page 1162, which Grantees herein assume and agree to pay.
3. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 as set forth above

and that grantor will warrant and forever defend the above granted 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 \$9,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 10th day of May, 1977

Alvin W. Beardsley
Anita R. Beardsley
ANITA R. BEARDSLEY

STATE OF OREGON County of Pierce) ss.

Personally appeared the above named

Alvin W. Beardsley & Anita R. Beardsley
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

NOTARY PUBLIC
HOMER C. DANIEL JR.
EXPIRES 8-3-79

Notary Public for Oregon Washington
My commission expires 8-3-79

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Colleen J. Nelliowitz
311 East Main
Klamath Falls, Ore 97601
NAME, ADDRESS, ZIP

Unit change is requested all tax statements shall be sent to the following address:
Klamath Falls, Oregon
Shasta Plaza, Box 601
Klamath Falls, Ore 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of AUGUST, 1977, at 10:08 o'clock A.M., and recorded in book M77 on page 15004 or as file/reel number 34221. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer

By Hazel D. Hagin Deputy

FEE \$ 3.00