

L# 014-1342 MTC 4251
FORM No. 633-1-WARRANTY DEED
1967 SN

Vol. 77 Page 18148

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN W. BOSSE and DIANA M. BOSSE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. SIGMUND and DEBRA A. SIGMUND, 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point 555 feet South of the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 50 feet; thence West 154 feet; thence North 50 feet; thence East 154 feet to the point of beginning, being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM A STRIP OF LAND 30 feet wide off the East side for roadway.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Statutory powers of Klamath Irrigation District.
4. Statutory powers of South Suburban Sanitary District.

(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 \$25,000.00

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 26th day of September, 1977

Stephen W. Bosse Diana M. Bosse

STATE OF OREGON, County of Klamath ss. September 26, 1977
Personally appeared the above named Stephen W. Bosse and Diana M. Bosse

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

Before me: Debra A. Williams
Notary Public for Oregon
My commission expires March 2, 1981

Stephen W. & Diana M. Bosse

GRANTOR'S NAME AND ADDRESS
Robert G. & Debra A. Sigmund
3534 Summers Lane
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS
SHASTA BRANCH Klamath First Federal
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SHASTA BRANCH Klamath First Federal
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 27th day of September, 1977, at 3:21 o'clock P. M., and recorded in book M77 on page 18149 or as file/reel number 36376
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By [Signature] Deputy

Fee \$3.00