

This Indenture Witnesseth, THAT ROBERT JOHN ANDERSON,

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto

MARTIN LUGUS,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 17 of LAKE SHORE GARDENS, SAVING AND EXCEPTING THEREFROM a portion of said Lot 17 described as follows:

Beginning at the Northwest corner of Lot 17 marked by an iron stake of 1½ inch pipe driven in the ground; thence South 0°41' West along the lot line 163.2 feet to the Southwest corner of Lot 17; thence Easterly along the Southerly line of the lot, 85.00 feet; thence North 2°4' West 105 feet more or less to a point marked by an iron stake of 1½ inch pipe driven in the ground at or near the Northerly lot line; thence North 51°41' West along the lot line 100.00 feet more or less to the point of beginning.

TOGETHER WITH the West one-half of vacated road adjoining said property on the Northeasterly lot line.

SUBJECT TO: Taxes for 1977-1978 which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Lakeshore Gardens Drainage District; Easements and rights of way of record and those apparent on the land, if any; Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded Nov. 14, 1925, in Book 82 at page 551.

The true and actual consideration for this transfer is \$ 29,000.00 BARG

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee his heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, his heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 7th day of October, 1977

Robert John Anderson (SEAL)

(SEAL)

WASHINGTON

STATE OF OREGON, County of Lewis ss.

October 7th, 1977

Personally appeared the above named ~~Robert John Anderson~~

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

Before me:

Donna Mariotto

Notary Public for ~~SEASIDE~~ WASHINGTON
My commission expires JUNE 11, 1980

After recording return to:

Klamath First Federal

540 Main

Klamath Falls,

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

Martin Lugus

1000 Lakeshore Drive

Klamath Falls, Oregon 97601

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 11th day of OCTOBER, 1977, at 3:48 o'clock P.M., and recorded in book M77 on page 19416 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder

By

Glenn Drazil

Deputy

FEE \$ 3.00