

38-13986 KNOW ALL MEN BY THESE PRESENTS, That PAUL M. OSBORN and ESTHER F. OSBORN, husband and wife,

to grantor paid by KENNETH R. FLETCHER and PATRICIA K. FLETCHER, 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 tegements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract 72 in PLEASANT HOME TRACTS, Klamath County, Oregon, SUBJECT TO: that certain Trust Deed, including the terms and provisions thereof, dated October 8, 1964, recorded October 13, 1964, in Mortgage Volume 226 at page 410, given to secure the payment of \$9,150.00 with interest thereon and such future advances as may be provided therein, executed by Jack L. Hert and Velma P. Hert, husband and wife to Oregon Title Company of Klamath County, trustee for beneficiary, First National Bank of Oregon, which grantees herein assume and agree to satisfy

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 reservations, restrictions, easements and rights of way of record and those apparent upon the land, rules, regulations, and assessments of water-user districts within which the boundaries of the described property is located,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-ful 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 \$ 9,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 27th day of May, 1970

*Paul M. Osborn*  
*Esther F. Osborn*

STATE OF OREGON, County of Klamath, ss. May 27, 1970  
Personally appeared the above named Paul M. Osborn and Esther F. Osborn

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

Before me: *Burton E. Gray*  
Notary Public for Oregon  
My commission expires June 14, 1970.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

PAUL M. OSBORN, et ux

TO  
KENNETH R. FLETCHER, et ux

AFTER RECORDING RETURN TO

Kenneth R. Fletcher  
4080 S.W. 193rd  
Portland, Ore 97005  
Alpha

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN- TIES WHERE USED.)

FEE \$ 3.00

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru- ment was received for record on the 19th day of OCTOBER, 1977, at 3:42 o'clock PM., and recorded in book M77 on page 20117. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Bernetha H. Fletcher* Deputy