

KNOW ALL MEN BY THESE PRESENTS, That DON J. BREITINGER and JUDITH W. BREITINGER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEROY LUBKE and CLARA LUBKE, 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: Lot 6, Block 13 of TRACT NO. 1003 known as THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. An easement, recorded June 5, 1967 in Volume M67, page 4178.
3. A 20 foot building setback from street as shown on dedicated plat.
4. Utility easements including the terms and provisions thereof, as delineated on recorded plat. (Affects rear 16 feet of lot)
5. Trust Deed, in favor of First Federal Savings and Loan Association of Klamath Falls, recorded January 7, 1976 in Volume M76, page 214, which grantees herein agree to assume and pay according to the terms and conditions as contained therein.

(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 Except those as set forth above and those apparent upon the land

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 \$49,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 19th day of October, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
October 19, 1977

Personally appeared the above named  
Don J. Breitinger and Judith W.  
Breitinger

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Judy B. Blubaugh  
Notary Public for Oregon  
My commission expires: 8-23-81

STATE OF OREGON, County of ) ss.  
Personally appeared ) and

who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of

a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

LeRoy W. & Clara A. Lubke  
1229 Hilton Drive  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

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

no change requested

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
8th day of November, 1977,  
at 2:40 o'clock P.M., and recorded  
in book M77 on page 21496 or as  
file/reel number 38641

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
By Pamela J. Litch Recording Officer  
Deputy

Fee \$3.00