

KNOW ALL MEN BY THESE PRESENTS, That ERNEST R. SESSOM and DORIS C. SESSOM, husband and wife, and PETER ZOUNICK hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES T. MITCHELL and WILLA D. MITCHELL, 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 38 of Grace Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record and easements and rights of way of record and those apparent on the land, and to contracts and/or liens for irrigation and/or drainage, and 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 except as above set forth

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 \$ 12,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration. (Indicate which) (The sentence between the symbols @ if not applicable should be deleted. See QRS 92.020.)~~

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 15 day of December, 1976; 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)

Ernest R. Sessom
Peter Zounick

STATE OF OREGON,)
County of Klamath) ss.
December 15th, 1976.

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

Personally appeared the above named
ERNEST R. SESSOM and DORIS C. SESSOM,
husband and wife, and PETER ZOUNICK

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

, 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 behalf 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: *Serge R. [Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 9-17-78

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

ERNEST R. SESSOM and DORIS C. SESSOM,
husband and wife, and PETER ZOUNICK,
Ponderosa Apts. #206, 151 N. Williams St.
Klamath Falls, Oregon, 97601

JAMES T. MITCHELL and WILLA MITCHELL,
husband and wife
1739 Oregon Ave., Klamath Falls, Ore.
97601

After recording return to:
Grantee above named
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Grantees above named
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 5th day of DECEMBER, 1977, at 10:13 o'clock A.M., and recorded in book 477 on page 23461 or as file/reel number 39912, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. MILNE
Recording Officer
By *Bernard A. Ketch* Deputy

FEE \$ 3.00