

KNOW ALL MEN BY THESE PRESENTS, That CLINTON D. GARDNER and AUDREY K. GARDNER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY D. LANE and CHRISTINE A. LANE, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey into 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 17 in Block 28 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO:

1. Reservations and restrictions recorded June 26, 1913 in Deed Volume 39, at page 376, Deed Records of Klamath County, Oregon.
2. Trust Deed, dated August 27, 1976, recorded August 30, 1976 in Vol. M76, page 13506, Microfilm Records of Klamath County, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon which Trust Deed GRANTEES herein agree to assume and pay.

(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 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 \$ 42,300.00. 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 27th day of December, 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

December 29, 1977

Personally appeared the above named Clinton D. Gardner and Audrey K. Gardner, husband and wife,

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

Before me, W. Leland Addington, Notary Public for Oregon, My commission expires 3-22-81

STATE OF OREGON, County of Klamath, ss. 1977

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 \_\_\_\_\_, a corporation,

and the foregoing instrument is the corporate seal of said corporation, was signed and sealed in behalf of its board of directors, and each of them, to be its voluntary act and deed.

(OFFICIAL SEAL)

GARDNER

GRANTOR'S NAME AND ADDRESS

LANE

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Bobby D. Lane  
1133 Alandale  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:  
First Federal Savings Loan Assn.  
540 Main St.  
Klamath Falls, Oregon 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 30th day of December, 1977, at 10:50 o'clock A.M., and recorded in book M77 on page 25116 or as file/reel number 41044. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer  
By Bernice H. Hirsch, Deputy

Fee \$3.00