

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM S. NICHOLSON

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN D. FEERACK AND MARGIE FEERACK, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 10, 11, and 12 excepting therefrom the Easterly 105 feet thereof, in Block 48, Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land AND ALSO that certain Mortgage, including the terms and provisions thereof, given by James H. Crismon and Dorothy L. Crismon, to First Federal Savings and Loan Ass., of Klamath Falls, dated April 30, 1971, recorded April 30, 1971 in Vol. M71 page 3831, records of Klamath County, Oregon, which Grantees herein expressly agree to assume and pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except said mortgage as described above.

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 \$ 72,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (insert to 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 20 day of April, 1978; 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.

William S. Nicholson

(If executed by a corporation, officer deposits seal)

STATE OF OREGON, County of Klamath, April 20, 1978

STATE OF OREGON, County of _____, 1978

Personally appeared the above named William S. Nicholson

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 _____

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

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:

(OFFICIAL SEAL) Notary Public for Oregon My commission expires 8579

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

GRANTOR'S NAME AND ADDRESS: Mr. and Mrs. John D. Feerack. GRANTEE'S NAME AND ADDRESS: Mr. and Mrs. John D. Feerack, 207 Hillside, Klamath Falls, Or. Klamath First Federal S/L Assn, Main St.

STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the 21st day of April, 1978, at 11:47 o'clock A.M., and recorded in book M78 on page 7842 or as file/real number 46687. Record of Deeds of said county. Witness my hand and seal of County affixed. H.A. R. Hines, Recording Officer, By: Loretta W. Welch, Deputy. Fee 23.00