

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
heraby 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 ap-
pertaining, 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 en-
tirety, 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 seised in fee simple of the above granted premises, free from all encumbrances except said
mortgage as described 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 \$ 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 (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 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,
only corporate seal)

STATE OF OREGON,
County of Klamath } ss.
April 20, 1978

STATE OF OREGON, County of _____) ss.
19____

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

Personally appeared the above named
William S. Nicholson

and acknowledged the foregoing instru-
ment 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 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 8579

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

William S. Nicholson

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instru-
ment 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.

Ma. R. Milne
By _____ Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. John D. Feerack

GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. John D. Feerack

207 Hillside
K. Falls, Or.

Klamath First Federal S. Loan
Main St.

SPACE RESERVED
FOR
RECORDER'S USE

NAME, ADDRESS, ZIP