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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TERRY L. WYSS and TRUDI L. WYSS,
aka TRUDE L. WYSS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY M. WEISS
and KATHLEEN M. WEISS, 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:

PARCEL 1: A parcel of land lying in Lot 6, Block 106, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows: Beginning at the Northerly corner of said Lot 6, Block 106 Buena Vista Addition to the City of Klamath Falls, Oregon; thence Southwesterly on the Northwesterly line of Lot 6, 119.3 feet; thence Southeasterly on a line radial to the curve of California Avenue a distance of 32 feet; thence Northeasterly 106 feet, more or less to Southwesterly line of Gobi Street at a point 36 feet Southeast from the point of beginning; thence Northwesterly along Southwesterly line of Gobi Street 36 feet to point of beginning, less portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded in Deed Volume 287 at page 464, Records of Klamath County, Oregon.

PARCEL 2: A parcel of land lying in Lot 5, Block 106 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(CONTINUED ON REVERSE)

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 herein 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 \$ 16,000.00

~~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 33.039.~~

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 10th day of July, 19 78
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~~ WASHINGTON } ss.
County of King
July 18, 19 78

Personally appeared the above named TERRY L. WYSS and TRUDI L. WYSS,
husband and wife,

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

(OFFICIAL
SEAL)

Notary Public for Oregon Washington
My commission expires:

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 _____

_____, 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:

Terry L. & Trudi L. Wyss

GRANTOR'S NAME AND ADDRESS

Henry M. & Kathleen M. Weiss

GRANTEE'S NAME AND ADDRESS

After recording return to:
Henry M. & Kathleen M. Weiss

828 California
City, 97401

NAME, ADDRESS, ZIP

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

Henry M. & Kathleen M. Weiss
P.O. Box 3347
Portland, Oregon 97208

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/roll number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer
Deputy

By _____

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DEPT. OF REVENUE

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and being a portion of that property described in that certain deed to State of Oregon, by and through its State Highway Commission, recorded in Book 284 at page 346; the said parcel being that portion of said Lot 5, lying Southeasterly of a line which is parallel to and 20 feet Northwesterly of the Southeasterly line of said Lot 5, and lying Easterly of a line which is parallel to and 60 feet Easterly of the center line of the relocated The Dalles-California Highway, which center line is described in said State of Oregon Deed.

SUBJECT TO: 1978-79 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, liens and utility assessments of the City of Klamath Falls; reservations, restrictions, easements and rights of way of record, and those apparent on the land; TRUST DEED, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$10,500.00, dated August 12, 1971, recorded August 12, 1971, in Book M-71, page 8504, records of Klamath County, Oregon, wherein TERRY L. WYSS and TRUDI L. WYSS, husband and wife, were Trustors, Klamath County Title Company was Trustee for Beneficiary United States National Bank of Oregon, which said Trust Deed was assigned by instrument recorded June 26, 1972, in Book M-72, page 6963, to Metropolitan Life Insurance Company, and, which said Trust Deed the Grantees herein assume and agree to pay and hold Grantors harmless therefrom.

STATE OF OREGON, COUNTY OF KLAMATH;

filed for record at request of Transamerica Title Co.

on the 18th day of July A.D. 1978 at 10:58 A.M. on

deed recorded in Vol. 1578, of Deeds on Page 15442

W.D. MILNE, County Clerk

[Signature]

Fee \$6.00

[Faint, mostly illegible text and stamps in the bottom half of the page, including "RECORDED" and "INDEXED" stamps.]