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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KATHERYN A. GARCIA, aka KATHERYN A. LANCE, and who acquired title as KATHERYN A. GARCIA, and WALTER E. GARCIA, Conservator of the estate of DALE GARCIA, a minor, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESTON L. HERBERT and STELLA ELIZABETH HERBERT, husband and wife, an undivided 1/2 interest, and ROBERT D. WAITS and SANDRA GAIL WAITS, husband and wife, an undivided 1/2 interest, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees'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:

Lots 6 and 7, PIEDMONT HEIGHTS, a subdivision in Klamath County, Oregon, and being more particularly described as follows: Beginning at a point on the West line of Lot 6, Piedmont Heights, from which the Southwesterly corner of said Lot 6 bears South 0° 27' East 150 feet distant; thence East 200 feet; thence North 0° 27' West 100 feet; thence West 200 feet to the West line of Lot 6; thence South 0° 27' East 100 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantees and grantees's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantees and grantees's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except subject to (1) regulations, including levies, liens and utility assessments to the City of Klamath Falls, (2) regulations, including levies assessments, 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 \$ 36,000.00. 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 26th day of May, 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.

(If executed by a corporation, affix corporate seal)

Walter E. Garcia
Kathryn A. Lance Garcia

STATE OF OREGON,)
County of Klamath) ss.

STATE OF OREGON, County of) ss.
1978

On this day personally appeared Kathryn A. Garcia, aka Kathryn A. Lance, and Walter E. Garcia, Conservator for Dale Garcia, a minor

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

and that the seal affixed to this 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.

Notary Public for Oregon
My commission expires: 3-22-81

Notary Public for Oregon
My commission expires: _____

Katheryn A. Garcia, 2544 Union, #20
Klamath Falls, OR 97601; Walter Garcia
2907 Watson, Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS
Robert D. & Sandra Gail Waits

GRANTOR'S NAME AND ADDRESS
Weston L. & Stella Elizabeth Herbert

GRANTEE'S NAME AND ADDRESS
Mr. & Mrs. Weston L. Herbert
6289 Juniper Way
Klamath Falls, Oregon 97601

Should a change in requested address be required, please send to the following address:
Dept. of Veterans' Affairs
1225 Ferry S.E.
Salem, Oregon 97310

STATE OF OREGON,) ss.
County of _____

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

Recording Officer
By _____ Deputy

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water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District, (3) agreement, including the terms and provisions thereof, between Blanche H. Balsiger, a widow, first party, and Ronald E. Phair and Lorrayne Phair, husband and wife, second parties, dated December 9, 1963, recorded December 23, 1963, in Deed Volume 350 at page 63, being for the use of a water well, (4) regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Laurelhurst Park Improvement District, (5) mortgage, including the terms and provisions thereof, recorded July 3, 1975, in Book M75 at page 7602, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage the grantees herein assume and agree to pay according to the terms contained therein, and (6) reservations, restrictions, easements and rights-of-way of record and those apparent on the land.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.

the 26th day of July

A. D. 1978 at 3:40 clock P.M., on

July recorded in Vol. M75 of Deeds

on Page 16306

Wm D. MILNE, County Clerk

Blanche H. Balsiger

Fee \$6.00

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