

This Indenture Witnesseth, THAT JAN BOSHUIZEN and ELEANOR R. BOSHUIZEN, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ELEANOR M. BISSELL, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 38 in Block 1 of FIRST ADDITION TO KELENE GARDENS.

Subject to: Taxes for fiscal year commencing July 1, 1978, which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of the South Suburban Sanitary District; Building and use restrictions of First Addition to Kelene Gardens, as set forth in Deed Volume M-68 at page 3337; Set-back lines and utility easements, including the terms and provisions thereof, set set out on the Plat and in the Dedication of First Addition to Kelene Gardens; Trust Deed recorded December 17, 1969, in M-69, page 10477, executed by grantors for beneficiary Ward Cook, Inc., which Trust Deed was thereafter by instrument recorded May 22, 1970 in M-70, page 7076, assigned to Electrical Workers Benefit Association, an Association incorporated under the laws of the District of Columbia, and which said Trust Deed grantee herein expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$ 34,500.00 ~~xxxxx~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 7th day of July 1978.

Jan Boshuizen (SEAL) \_\_\_\_\_ (SEAL)  
Eleanor R. Boshuizen (SEAL) \_\_\_\_\_ (SEAL)

STATE OF OREGON, County of Klamath, ss. July 26, 1978.  
 Personally appeared the above named JAN BOSHUIZEN and ELEANOR R. BOSHUIZEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William L. Sismore

Notary Public for Oregon.

My commission expires 12/8, 1978

After recording return to:

Eleanor R. Bissell

3834 Lorraine place

K. Falls, Ore.

Until a change is requested, all tax statements shall be sent to the following name and address:

Ward Cook, Inc.

520 SW Stark Street

Portland, Oregon 97204

From the Office of  
 WILLIAM L. SISMORE  
 First Federal Bldg.  
 540 Main Street  
 Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of July, 1978, at 4:17 o'clock P.M., and recorded in book 878 on page 16517. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

By Bernice Shuch

Deputy

Fee \$3.00