

KNOW ALL MEN BY THESE PRESENTS, That Orville E. Hodges and Margaret N. Hodges

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lee H. Wiggins and Lorelei G. Wiggins, 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:

The North 62 feet of the S $\frac{1}{2}$  of Tract 34, ANKENY GARDEN TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. Reservation of the right to enter upon and construct irrigation ditches and divert irrigation water thru premises and to construct and maintain ditches for domestic water, set forth in deed from Evelyn Mac Nevin Seaman to Emma Wisecarver, dated June 27, 1946, recorded September 27, 1946 in Volume 196 at page 257, all in deed Records of Klamath County, Oregon.

(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 those of record

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 \$ 28,000.00

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 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 19 day of December, 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)

STATE OF OREGON,  
County of Klamath } ss.  
December 19, 1978

Personally appeared the above named  
Orville E. Hodges and Margaret N. Hodges  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 10-25-84

STATE OF OREGON, County of } ss.  
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 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:

Orville E. and Margaret N. Hodges  
6651 Redding Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Lee H. and Lorelei G. Wiggins  
1544 Etna  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL  
540 MAIN  
KLAMATH FALLS

NAME, ADDRESS, ZIP

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

Lee H. and Lorelei G. Wiggins  
1544 Etna  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of JANUARY, 1979, at 10:59 o'clock A.M., and recorded in book M 79 on page 259 or as file/reel number 60500

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By *Jaqueline* Recording Officer  
Deputy

FEE 2 3.00