

KNOW ALL MEN BY THESE PRESENTS, That RANDALL M. MONTGOMERY and LINDA K. MONTGOMERY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD DON WARREN and JANICE JUNE WARREN, 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:

The Westerly 104 feet of the Easterly 233 feet of Lot 1, in Block 3, of MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Public utilities easement as shown on dedicated plat.
2. Reservations contained in plat dedication.
3. Covenants, conditions and restrictions imposed by instrument recorded April 29, 1970 in Volume M70, page 3339, Microfilm Records of Klamath County, Oregon.
4. Trust Deed recorded May 9, 1978 in Volume M78, page 9425, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, which the grantees herein agree to assume and pay according to the terms contained therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 set forth above and apparent upon the land,

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 \$46,532.93.

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 21st day of March, 1979; 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)

Randall M. Montgomery  
Linda K. Montgomery

STATE OF OREGON, }  
County of Klamath } ss.  
March 21, 1979

Personally appeared the above named Randall M. Montgomery and Linda K. Montgomery

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

(OFFICIAL  
SEAL)

Before me:  
Notary Public for Oregon  
My commission expires: 8-23-81

STATE OF OREGON, County of Klamath } ss.  
March 21, 1979

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 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald Don Warren & Janice June Warren  
P. O. Box 188  
Midland, Oregon 97634

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath }

I certify that the within instrument was received for record on the 23rd day of March, 1979, at 11:18 o'clock A.M., and recorded in book M79 on page 6588 or as file/reel number 64489.

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

Wm. D. Milne  
By: \_\_\_\_\_ Recording Officer  
Deputy