

This Indenture Witnesseth, THAT GEORGE W. SCHULTHEISS and PATRICIA A. SCHULTHEISS, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto KENNETH C. MOLZ and MARION MOLZ, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All of the E $\frac{1}{2}$ of Lot 3, Block 3 of WILLIAMS ADDITION and the Southerly 1 ft. 11-3/16 inches of the E $\frac{1}{2}$ of Lot 2 in Block 3 WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Sewer and water use charges, if any, due to the City of Klamath Falls; Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,000.00
~~However, the actual consideration includes other property which is part of the consideration.~~
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their 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 14th day of March, 19 80.

George W. Schultheiss (SEAL)
Patricia Ann Schultheiss (SEAL)

STATE OF OREGON, County of Klamath) ss. March 1980.
Personally appeared the above named GEORGE W. SCHULTHEISS and PATRICIA A. SCHULTHEISS, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donald Bert Hamilton
Notary Public for Oregon.
My commission expires 3/20/81

After recording return to:

KFFSVC.
540 MAIN
K. FALLS

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 14th day of March 19 80, at 11:35 o'clock A. M., and recorded in book 1180 on page 5158 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder

By *Suzanne Shitsch*

Fee \$3.50

Deputy

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

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