

TA-1059

KNOW ALL MEN BY THESE PRESENTS, That THOMAS P. SCHRAM and G. JEAN SCHRAM, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN D. HUMPHREY and ANNETTE HUMPHREY, husband and wife (continued below*), 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:

* as to an undivided $\frac{1}{4}$ interest, LEONARD S. HUMPHREY and EVELYN L. HUMPHREY, husband and wife as to an undivided $\frac{1}{4}$ interest, RANDALL E. GRIFFITH and CONNIE M. GRIFFITH, husband and wife as to an undivided $\frac{1}{4}$ interest, and SUSAN KAY GRIFFITH as to an undivided $\frac{1}{4}$ interest.

Lots 8 and 9, Block 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations of the City of Klamath Falls. 2. Covenants easements and restrictions recorded September 10, 1956 in Book: 12 at page 250, and Modification thereof Dated June 30, 1959, recorded July 7, 1959 in Book: 314 at page 80. 3. Trust Deed with Klamath First Federal Dated May 24, 1977, Recorded June 3, 1977 in Book: M-77 at page 9719 WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL. 4. Trust Deed with Klamath First Federal Dated September 1, 1977, Recorded September 1, 1977 (continued below*)

(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 those listed hereinabove.

*in Book M-77 at page 16268 WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

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 \$210,000.00

However, the actual consideration consists of or includes other value or value given or promised which is the whole consideration (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 5th day of June, 1980, 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.

THOMAS P. SCHRAM

G. JEAN SCHRAM

STATE OF OREGON, County of _____ ss.

STATE OF OREGON, } ss.
County of Klamath
June 5, 1980

Personally appeared the above named
Thomas P. Schram and G. Jean
Schram

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2/14/81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Schram

GRANTOR'S NAME AND ADDRESS

Humphrey, Humphrey, Griffith,
and Griffith

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Steven D. Humphrey
222 Jefferson
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as now listed

Klamath First Federal
540 Main Street, K. Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of June, 1980, at 11:09 o'clock A.M., and recorded in book/reel/volume No. M80 on page 10335 or as document/fee/file/instrument/microfilm No. 85220. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

By Berntha Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE