

This Indenture Witnesseth, THAT GEORGE E. McMAHAN and MARGARET M. WOODY,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto CHESTER FRANKLIN PROCTOR and MARTHA YVONNE PROCTOR, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of the Westerly end of Lot "A" of the resubdivision plat of Lots 1, 2, 7 and 8, Block 45, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southerly line of Washington Street (formerly Canal Street) at the most Westerly corner of said Lot "A"; thence Southeasterly along the Westerly line of said Lot "A" forty-five feet, more or less, to the most Southerly corner of said Lot "A"; thence Northeasterly along the line between Lots "A" and "B" of said Block 38 feet; thence Northwesterly to a point on the South line of Washington Street, 40 feet Northeasterly from the point of beginning; thence Southwesterly along said Southerly line of Washington Street, 40 feet to the place of beginning.

And a strip of land off the Northeast corner of Lot 6, Block 45 in NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southerly line of Washington Street (formerly Canal Street) at the intersection with the Southerly line of said street and the Easterly line of said Lot 6; thence Southerly along the said Easterly line of Lot 6, Ninety feet; thence Westerly at right angles 11 feet; thence Northerly and parallel with the Easterly line of said Lot 6 to Washington Street; thence Easterly along Washington Street to the point of beginning.

Subject to: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and to taxes for fiscal year commencing July 1, 1980, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,700.00

~~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. Grantors further warrant that there is an approved smoke detector installed in the premises, in accordance with the rules of the State Fire Marshall.

IN WITNESS WHEREOF, they have hereunto set their hand and seals this 29th day of July, 19 80

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named George E. McMahon and Margaret M. Woody

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

Before me:

Notary Public for Oregon.

My commission expires 2/14/81

After recording return to:

Chester Franklin Proctor  
2444 Wiard Street  
Klamath Falls, OR 97601

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

Chester Franklin Proctor  
2444 Wiard Street

Klamath Falls, Oregon 97601

From the Office of  
WILLIAM L. SISEMORE  
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 31st day of July, 19 80, at 3:51 o'clock P. M., and recorded in book M80 on page 14263. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

By Bertha J. Hetch

Fee \$3.50

Deputy