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ELMER H. BLOECHER AND SHIRLEY ANN BLOECHER,

hereinafter called grantor, convey(s) to

ALAN W. WUERTH AND LARK E. WUERTH,
husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:LOT 16, BLOCK 11, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, in the
County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Regulations, levies, Liens and utility assessments of the City of Klamath Falls.
- 2) Restrictions, as shown on the recorded plat of First Addition to Gatewood
- 3) Covenants, easements and restrictions imposed by instrument recorded 9/3/76 in Book M 76, page 13888, including terms thereof.
- 4) An easement created by instrument recorded May 18, 1907 in Book 22, page 479 in favor of United States of America for right of way for ditches and canals.
- 5) Mortgage including terms and provisions thereof in favor of State of Oregon, Department of Veterans' Affairs Loan No. P 08712 recorded March 14, 1979 in Book M 79 page 5847 which buyers herein ASSUME AND AGREE TO PAY.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
AS SHOWN ABOVE

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$59,600.00.

Dated this 19th day of February, 1981.

Elmer H. Bloecher
Elmer H. Bloecher

Shirley Ann Bloecher
Shirley Ann Bloecher

STATE OF OREGON, County of Klamath) ss.

February 28,
Elmer H. Bloecher and Shirley Ann Bloecher, 1981 personally appeared the above named
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

W. John McCullough
Notary Public for OregonMy commission expires: April 15, 1981

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Elmer H. Bloecher
Shirley Ann Bloecher

TO
Alan W. Wuerth and
Lark E. Wuerth

After Recording Return to:
Mr. and Mrs. A. W. Wuerth
5423 Sherwood
Klamath Falls, Ore., 97601

Mail Tax Statements to: DVA

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 4th day of March, 1981,
at 3:33 o'clock P. M. and recorded in book M81
on page 3829 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County clerk

Title

By Bernetha A. Ketch

Deputy

Fee \$3.50