

This Indenture Witnesseth, THAT FRANK T. LADY, JR. and SHARON L. LADY, 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 DAROLD D. WESTERBERG and D. DEE WESTERBERG, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Tract 26 and the North 31.5 feet of Tract 27 of Vicory Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations and assessments of South Suburban Sanitary District; Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; Reservations contained in deed recorded August 25, 1933, in Vol. 101 at page 363, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and also subject to a Trust Deed to Robert D. Boivin, attorney, as trustee for Western Bank, Klamath Falls Branch, beneficiary, recorded October 5, 1972, in Vol. M72 at page 11375, Mortgage Records of Klamath County, Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the terms thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 53,500.00
~~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 1st day of December 19 81

Frank T. Lady (SEAL) _____ (SEAL)
Sharon L. Lady (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath) ss. December 1, 19 81
Personally appeared the above named FRANK T. LADY, JR. and SHARON L. LADY, husband and wife,

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

Before me:
[Signature]
Notary Public for Oregon.
My commission expires 8-3-83

After recording return to:
CREATON
520 Bx 1494
K. Falls, Or. 97601
Until a change is requested, all tax statements shall be sent to the following name and address:
S. G. W. S.

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instrument was received for record on the 1 day of December, 1981, at 12:20 o'clock P. M., and recorded in book M. 81 on page 20633. Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

Evelyn Biehn
County Clerk-Recorder
By *Joyce McQuinn*
Fees \$4.00 Deputy