

This Indenture Witnesseth, THAT A. M. Collier and Georgia L. Collier, his wife, and Phyllis Collier Kerns (formerly Phyllis Collier Igl) and R. B. Kerns, her husband,

hereinafter known as grantors, for and in consideration of the sum of - - - - - Ten and no-100ths - - - - - Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Cecil P. Drew and Evelyn L. Drew, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1, Block 48 of Nichols Addition to the City of Klamath Falls, Oregon, excepting therefrom the northwesterly 2 feet of said Lot 1 conveyed to the City of Klamath Falls by deed recorded October 27, 1958 in Deed Book 305 at page 356, Klamath County Deed Records, less any portion thereof used for sidewalk purposes.

Subject to taxes for the current fiscal year, and to the following leases on portions of the premises:

- (a) Lease to Wesley DeBoer dba Western Auto Associate Store, expiring December 31, 1964, with option for five year renewal;
- (b) Lease to Deane Sacher for three years expiring February 2, 1963 with option for three year renewal;
- (c) Lease to Velma Steers expiring May 30, 1963.

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 as 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 12th day of September 1961.

STATE OF OREGON, }
County of Klamath } ss.

A. M. Collier (SEAL)
Georgia L. Collier (SEAL)
Phyllis Collier Kerns (SEAL)
R. B. Kerns (SEAL)

BE IT REMEMBERED, That on this 12th day of September A. D. 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named A. M. Collier and Georgia L. Collier, his wife, and Phyllis Collier Kerns (formerly Phyllis Collier Igl) and R. B. Kerns, her husband, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Opal V. McDonald
Notary Public for Oregon.
My Commission Expires April 4, 1963

STATE OF OREGON; COUNTY OF KLAMATH; ss.

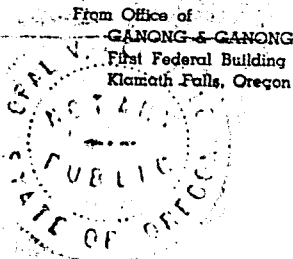
Filed for record
this 11 day of Feb. A. D. 1963 at 10:52 o'clock A M and
duly recorded in Vol. M83 of Deeds on p. 2256

Fee \$4.00

EVELYN BUEHN, Count:

By [Signature]

Per Cecil P. Drew
810 Loma Linda
City



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