

KNOW ALL MEN BY THESE PRESENTS, That Walter E. Floyd, Jr.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert E. Valdez, Jr. and Sophie Valdez, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 2, Block 4, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Subject, however, to the following:  
1. Real Estate Contract, including the terms and provisions thereof, dated October 17, 1973, recorded October 31, 1973 in Volume M-73, page 14564, Microfilm Records of Klamath County, Oregon, between Robert L. Asher and Shirley W. Asher, husband and wife, Vendors, and Jeff Blake, Sr., Vendee, assigned by instrument dated November 30, 1974, recorded January 6, 1975 in Volume M-75, page 164, Microfilm Records of Klamath County, Oregon, to Walter E. Floyd, Jr., a married man, and Raymond M. Smith, a married man, each as to an undivided one-half interest, which Robert E. Valdez, Jr. and Sophie Valdez, husband and wife, grantees, do not assume and agree to pay and Walter E. Floyd, Jr. and Raymond M. Smith covenant with Robert E. Valdez, Jr., and Sophie Valdez that they will hold them harmless therefrom.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that 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 \$ 10,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 29 day of December, 1975; 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.

(If executed by a corporation, affix corporate seal)

Walter E. Floyd, Jr.

STATE OF OREGON, County of Washoe } ss.  
December 29, 1975.

Personally appeared the above named  
Walter E. Floyd, Jr.

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

Before me, Dale L. Fletcher, Notary Public for Oregon, My commission expires Oct. 24, 1977.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 20 day of September, 1984, at 3:17 o'clock P.M., and recorded in book M84 on page 16319 or as file/reel number 41429, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By \_\_\_\_\_ Deputy  
Index: \$1.00

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Mountain Falls Co.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP