

KNOW ALL MEN BY THESE PRESENTS, That
HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
GEORGE H. PROCTOR and ROBERT D. PUCKETT
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

As set forth in Exhibit "A" attached hereto

(If space insufficient, continue description on reverse side)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
except as set forth in Exhibit "A" attached hereto

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 \$ 60,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). (The sentence between the symbols < > if not applicable, should be deleted. See OES 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 19th day of April, 1979;
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)

STATE OF OREGON,

County of Klamath

April 19, 1979.

Personally appeared the above named

HARRY R. WAGGONER and

NORMA E. WAGGONER, husband

and wife, acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL) Francis M. Deets

Notary Public for Oregon

My commission expires: 1-28-81

Harry R. Waggoner

Norma E. Waggoner

STATE OF OREGON, County of

ss.

Personally appeared

and

each to himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

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 be-
half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

HARRY R. WAGGONER and

NORMA E. WAGGONER

2200 North Eldorado Ave.

Klamath Falls, Oregon 97601

GEORGE H. PROCTOR and ROBERT D.

PUCKETT, 280 Main Street, Klamath

Falls, Oregon 97601

After recording return to:

Grantees above named

NAME, ADDRESS, ZIP

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

Grantees above named

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instru-
ment was received for record on the
day of

19

at o'clock M., and recorded

in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By

Recording Officer

Deputy

13313

EXHIBIT "A"

Beginning at the most Northerly corner of Lot 7 in Block 34 in the Original Town of Klamath Falls (formerly Linkville), Oregon, which point is at the intersection of the Southeasterly line of Main Street with the centerline of the wall between the storeroom of the building situate on the premises herein described and the storeroom in the same building which is located on Lot 7 of said block; thence Northeasterly along the Southeasterly line of Main Street a distance of 22.35 feet; thence Southeasterly parallel to the line between Lots 7 and 8 of said Block 34 a distance of 100 feet to the Northwesterly line of the alley; thence Southwesterly along the Northwesterly line of the alley a distance of 22.35 feet to the Southwesterly line of Lot 8; thence Northwesterly along the Southwesterly line of Lot 8, which line is also the centerline of the wall above mentioned, a distance of 100 feet to the point of beginning, being a portion of said Lot 8 in Block 34.

Subject to party-wall agreement as set forth in Deed recorded May 5, 1960, Volume 321, Page 19, Deed Records of Klamath County, Oregon.

Subject to charges and assessments of the City of Klamath Falls for sewer service.

Subject to improvement lien of the City of Klamath Falls, docketed January 27, 1976, payable in twenty semi-annual installments, one of which is past due, which Sellers agree to pay and Purchasers will assume the balance.

Subject to unpaid taxes for 1974-75, 1975-76, 1976-77, 1977-78 which said taxes the Sellers agree to pay before the County institutes any action thereon.

Subject also to 1978-79 taxes which the parties agree to prorate as of the 1st day of January, 1978.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co.
of Aug. A.D. 19 88 at 1:40 o'clock P.M. and duly recorded in Vol. M88
of Deeds on Page 13312
Evelyn Biehn
By Quelene T. McClintock County Clerk

FEE \$13.00