

This Indenture Witnesseth, THAT DONALD M. PHILLIPS and MARIAN A. PHILLIPS, husband and wife,

hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto H. DEAN MASON and JOAN CORALIE MASON, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, in Township 39 South, Range 8, East Willamette Meridian, saving and excepting therefrom the following described portions:

- (1) A Strip of land 15 feet in width off the West side of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1.
- (2) Parcel of land conveyed to Robert A. Yantis and Dorothea B. Yantis, by deed recorded on page 141 of Volume 209 of Deeds, records of Klamath County, Oregon, containing 10 acres, more or less.
- (3) Parcel of land conveyed to Jessie Totten by deed recorded on page 143 of Volume 209 of Deeds, records of Klamath County, Oregon, containing 5 acres, more or less.

SUBJECT TO: (1) Right of Way for pole line, recorded October 26, 1946, on page 413 of Volume 197 of Deeds, records of Klamath County, Oregon. (2) Easement, recorded March 31, 1950, on page 641 of Volume 237 of Deeds, records of Klamath County, Oregon. (3) Grant of Right of Way, recorded January 21, 1957, in Volume 289 of Deeds, page 225, records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 30,000.00.

The foregoing recitation of consideration is true as I verily believe.

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 26th day of April 1968.

(SEAL) Donald M. Phillips (SEAL)

(SEAL) Marian A. Phillips (SEAL)

STATE OF OREGON, County of Klamath) ss. April 25, 1968.
Personally appeared the above named DONALD M. PHILLIPS and MARIAN A. PHILLIPS, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public
JAMES J. GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:
James D. Roche
Notary Public for Oregon.
My commission expires 10-25-70

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 9th day of June 1970, at 1:19 o'clock PM, and recorded in book M-70 on page 4609 Record of Deeds of said County.
Witness my hand and seal of County affixed.

WM. D. MILNE
By Charles K. Kristman
County Clerk-Recorder
Deputy
FEE \$1.50

Return
H. Dean Mason
115 South Hart Lane
Klamath Falls, Or
97601