

SEP 23 11 05 AM 1970

KNOW ALL MEN BY THESE PRESENTS, that BETTY JANE ALLEN, the duly appointed, qualified and acting Executrix of the Estate of Clarence Earl Everett, deceased, hereinafter referred to as Grantor, for the consideration hereinafter recited has bargained and sold, and by these presents does grant, bargain, sell and convey unto A. GARTH KEEFER and CHRISTINA M. KEEFER, husband and wife, the following described premises situated in Klamath County, Oregon, to-wit:

A parcel of land containing 2 acres, more or less, in the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 7, Township 38 S., R. 9, E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears North 89°49' West a distance of 976.04 feet, South 6°02' West a distance of 870.3 feet from an iron pin at the center of said Section 7, said point of beginning being at the Northeast-erly corner of the tract herein described; thence, South 6°02' West a distance of 180 feet; thence, North 89°49' West a distance of 450 feet, more or less, to a point in the Easterly line of the right of way of the new Dalles-California Highway; thence, North 11°36' West along said Easterly line of said Highway to a point which lies North 89°49' West of the point of beginning; thence, South 89°49' East a distance of 510 feet, more or less, to the point of beginning.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$14,000.00.

TO HAVE AND TO HOLD the same unto the said grantees as an estate by the entirety.

This conveyance is made pursuant to authority given the Executrix in the Last Will and Testament of the deceased, which empowered said Executrix to sell the property of the Estate without application to or order of the Court and without regard to any prescribed statutory procedure, and to execute proper conveyances therefor, this Executrix having heretofore on September 9, 1970, filed in the Circuit Court of the State of Oregon for Klamath County in the matter of said Estate her Return of Sale, and said Court having, on September 9, 1970, duly confirmed said sale, the order of confirmation having been duly recorded in Volume M-70 at page 5438 of the Probate Journal of said Court.

IN WITNESS WHEREOF, said Executrix has hereunto set her hand this 9th day of September, 1970.

STATE OF OREGON)
County of Klamath) SS

On this 10th day of September, 1970, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Betty Jane Allen of the State of Oregon, County of Klamath, known to me to be the person described in the foregoing instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written.

Betty Jane Allen
Darwin D. Krapp
Notary Public for Oregon

(SEAL)
My Commission Expires: 3-13-72

DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INSURANCE CO
this 29th day of September A. D., 19 70 at 11:03 o'clock A M., and duly recorded in
Vol. M. 70, of Deeds on Page 8680
Fee \$1.00
By Wm. D. Milne WM. D. MILNE, County Clerk

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