

KNOW ALL MEN BY THESE PRESENTS, That MELVIN STEWART and MARY LOU STEWART, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORIN D. CHANNER and BEVERLY A. CHANNER, husband and wife, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: The W $\frac{1}{2}$ of Lot 4; Lot 3, EXCEPT the Westerly 15 feet, Grace Park

SUBJECT TO: 1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Regulations, liens, assessments, contracts, easements, water and irrigation rights and laws relating to Klamath Project and Enterprise Irrigation District and South Suburban Sanitary District;
3. Reservations, conditions and restrictions shown on Plat and in dedication of Grace park;
4. Right of Way to California Oregon Power Co., dated May 13, 1943, recorded May 18, 1943, Volume 155 at page 304, Deed Records of Klamath County, Oregon
5. Reservations and restrictions contained in deed recorded December 3, 1953 in Deed Volume 264, page 292.

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 hereinabove set forth

and that grantor will warrant and forever defend the above granted 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 \$ 48,000.00

XXXXXX THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE ANY OTHER PROPERTY OR INTEREST IN ANY OTHER PROPERTY XXXXXX

In construing this deed and where the context so requires, the singular includes the plural
WITNESS grantor's hand this 3rd day of May, 1971

Melvin Stewart
Mary Lou Stewart
May 3, 1971

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named MELVIN STEWART and MARY LOU STEWART, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Wade N. Schmeck
Notary Public for Oregon
My commission expires Feb 24, 1973

NOTE: The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED	
TO	STATE OF OREGON,) ss. County of Klamath I certify that the within instrument was received for record on the 12th day of May, 1971, at 4:34 o'clock P. M., and recorded in book M 71 on page 4330 Record of Deeds of said County. Witness my hand and seal of County affixed.
AFTER RECORDING RETURN TO Orin Channer 6334 Janquin Way K. La. Ore.	WM. D. MILNE County Clerk Title. By Mary Lindberg Deputy
No.	Fee 1.50

KNOW ALL MEN BY THESE PRESENTS, that BRADFORD G. RALSTON and JENNIFER J. RALSTON, husband and wife, Assignors, in consideration of Ten Dollars and other valuable considerations to them paid by OSWALD N. NELSEN and MARY LOU NELSEN, husband and wife, Assignees, do by these presents sell, transfer and assign unto said Assignees, not as tenants in common but as joint tenants with right of survivorship, all of Assignors' right, title and interest in that certain agreement dated March 6, 1967, wherein Assignors agreed to sell and convey unto said Assignees, the property in Klamath County, Oregon, described as:

1. The NW $\frac{1}{4}$ and that portion of the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ lying West of the center line of the Sprague River in Section 23, Township 33 North, Range 9 East of the Willamette Meridian;

and Assignors further convey unto Assignees all of their right, title and interest in said real property subject to the terms of said contract.

Assignors covenant that they are the owners of said agreement; good, valid and subsisting agreement and that there are no set off or claims to the same; that a principal balance of \$7,500.00 remains unpaid and that they have good right to assign the same as aforesaid.

TO HAVE AND TO HOLD the same unto the said Assignees.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 30th day of March, 1971.

Bradford G. Ralston
Jennifer J. Ralston

STATE OF California) ss.
County of San Diego) March 30, 1971

Personally appeared the within named Bradford G. Ralston and Jennifer J. Ralston, husband and wife, who are known to me to be the persons and who executed the within instrument and acknowledged the foregoing their voluntary act and deed.

Before me: Edith L. Johnson
Notary Public for California
My Commission Expires: May 18, 1974

OFFICIAL SEAL
EDITH L. JOHNSON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 18, 1974

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.

this 12th day of May A.D. 1971 at 4:34 o'clock P.M., and duly recorded in Book M 71 of Deeds on Page 4331

Fee \$1.50
WM. D. MILNE, County Clerk
By Alice C. Rieger