

THIS INDENTURE WITNESSETH, that THOMAS E. ELMS and SANDRA LEE ELMS, (aka Sandra L. Elms) husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto TED C. CROWLEY and DELLA R. CROWLEY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 19 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point that is South 89°30' West 476.48 feet from the quarter corner of Sections 19 and 20 said Township and Range; thence North 16°22' East 544.77 feet; thence South 73°38' East 259 feet; thence North 16°22' East 221 feet to the true point of beginning, said point also being an angle corner in a Deed recorded July 6, 1964, in Deed Vol. 354 at page 309, Records of Klamath County, Oregon; thence continuing North 16°22' East 200 feet, more or less, to the Southerly line of Deed recorded January 13, 1958 in Deed Volume 296 at page 604; thence South 73°66'30" East along said Southerly line 200 feet, more or less, to the Westerly right of way line of the Dalles-California Highway as now located; thence South 16°55'30" West along said right of way line 200 feet, more or less, to a Northerly line of Deed in Volume 354 at page 309, Records of Klamath County, Oregon; thence North 73°06' West along said Northerly line 200 feet, more or less, to the point of beginning. ALSO that parcel of land situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 20, Township 28 South, Range 8, E.W.M., described as follows:

Beginning at an iron pipe on the Westerly right of way of the Dalles-California Highway (U.S. No. 97) 150 feet distant from the centerline of said highway opposite Engineer's Station 1024-36.0 and on the Southerly line of that parcel conveyed by Deed Volume 296, page 604, Klamath County, Oregon Deed Records; thence North 73°04'30" West along said Deed Vol. 296, page 604, 196.1 feet; thence North 16°55'30" East 12.0 feet; thence South 73°04'30" East 196.1 feet; thence South 16°55'30" West 12.0 feet to the point of beginning. Said parcel being located in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 20, Twp. 28 South, Range 8, E. W. M.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Limited access in Deed to State of Oregon by and through its State Highway Commission recorded Nov. 17, 1954, in Deed Vol. 270 at page 485; Conditions and recitals as set out in that certain deed to State of Oregon by and through its State Highway Commission, recorded Dec. 10, 1954, in Deed Vol. 271 at page 112, omitting restrictions herein, if any, based on race, color, religion or national origin; Reservations and restrictions as set forth in Deed recorded Sept. 15, 1964, in Deed Vol. 356 at page 189, omitting restrictions herein, if any, based on race, color, religion or national origin; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer is \$19,500.00.

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.

BANDON, SISEMORE  
& ZAMSKY  
ATTORNEYS AT LAW  
328 MAIN STREET  
KLAMATH FALLS, ORE.  
97601

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1 except those above set forth, and that they will warrant and defend the same  
2 from all lawful claims whatsoever, except those above set forth.

3 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 3rd  
4 day of November, 1972.

5 Thomas E. Elms (SEAL)  
6 Sandra L. Elms (SEAL)

7 STATE OF OREGON )  
8 County of Klamath ) SS

November 9th, 1972

9 Personally appeared the above named Thomas E. Elms and Sandra Lee Elms,  
aka Sandra L. Elms, husband and wife, and acknowledged the foregoing instrument  
to be their voluntary act and deed.

10 Before me:

11 David D. Jacob  
Notary Public for Oregon  
My Commission Expires: 8-17-76

12 (SEAL)

13 STATE OF OREGON; COUNTY OF KLAMATH, ss.

14 Filed for record at request of TRANSAMERICA TITLE INS. CO.  
15 this 10th day of November 1972 at 11:20 A.M. and  
16 duly recorded in Vol. M. 72, of DEEDS on Page 12984

17 FEB 3 11.00

18 W.D. MILLER, County Clerk  
By Harold Drangel

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