

KNOW ALL MEN BY THESE PRESENTS, That
Leonard E. Sturgeon
and Patsy Ruth Sturgeon, husband and wife

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by
Gerald Reinke
and Eldina Reinke
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to Section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 44' 1/2" West along the center line of said roadway, 744.4 feet to a point in the West boundary of said Section 11, and North 0° 13' 1/2" West along the section line 1662.5 feet; running thence South 0° (for continuation of this deed see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$12,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day of February, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Until a change is requested, all tax statements shall be sent to the following address:
1st Nat'l. Bk. Box 608 City 97601

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, CHAVES } ss.
County of Klamath
February 28th, 1974
Personally appeared the above named
Leonard E. Sturgeon and
Patsy Ruth Sturgeon
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
3-14-75
NOTE—The symbols in the symbols ①, if not applicable, should be deleted. See OES 93.030.

STATE OF OREGON, CHAVES } ss.
County of Klamath
February 28th, 1974
Personally appeared LEONARD STURGEON and PATSY RUTH STURGEON who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, 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 full 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
3-14-75

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WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No. 801 Ward, City 97601

STATE OF OREGON } ss.

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file number Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

0988

3510

07' East 331.95 feet to a point in the Southerly boundary of said
N 1/2 SW 1/4 NW 1/4 of Section 11; thence North 89° 42' East along said
said boundary line 67.5 feet; thence North 0° 07' West 331.90 feet
more or less, to the center line of said roadway; thence South 89°
44 1/2' West along the center line of said roadway, 67.5 feet, more
or less, to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Klamath Irrigation
District.

2. Regulations, including levies, liens, assessments, rights of
way and easements of the South Suburban Sanitary District.

3. Reservations and restrictions, including the terms and provisions
thereof, contained in deed from George H. Burton and Sarah Burton,
husband and wife to Carl Stiles and Margaret Stiles, husband and
wife, dated July 30, 1940, recorded March 5, 1943 in Volume 153
at page 371, Deed Records of Klamath County, Oregon.

Grantees assume and agree to pay the present existing Mortgage,
including the terms and provisions thereof, dated July 28, 1958 in
Book 184 at page 21, Mortgage Records, given to secure the payment
of \$10,150.00, with interest thereon and such future advances as
may be provided therein, executed by Leonard E. Sturgeon and Patsy
Sturgeon, husband and wife, to the First National Bank of Oregon,
a corporation, the unpaid principal balance of which is \$ 5,465.53.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS.

this 18th day of MARCH A. D. 1974 at 3:56 o'clock P. M., and

duly recorded in Vol. M 74, of DEEDS on Page 3509

FEE \$ 4.00

Wm D. MILNE, County Clerk

Harold Drazin