

KNOW ALL MEN BY THESE PRESENTS, That HAROLD SEFTON, a single man

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. HAZELFELDT, a single man

, 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:

PARCEL 1: Beginning at the corner common to Government Lots 4, 5, 8, and 9 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian; thence East 30 feet; thence South 69.9 feet to a point; thence East 315.65 feet to the true point of beginning; thence continuing East 315.65 feet to a point; thence South 138 feet to a point; thence West 315.65 feet to a point; thence North 138 feet to the point of beginning. BUYER is to receive 1/2 interest in that certain well located on the West Property Line of Parcel No. 1.

PARCEL 2: An easement, 30 feet in width, for ingress and egress over the following described real property in Klamath County, Oregon:

A portion of Government Lot 8 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at the corner common to Government Lots 4, 5, 8, and 9, said Section, Township and Range; thence East 30 feet to a point; thence South 69.9 feet to the true point of beginning; thence East 315.65 feet to a point; thence South 138 feet to a point; thence West 315.65 feet to a point; thence North 138 feet to the point of beginning.

SELLER to retain 1/2 subsurface mineral rights excepting the right to water, and further subject to: Reservations and restrictions of record, easements, and rights of way of record and those apparent on the land.

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 save and except those listed heretofore

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 \$1,000.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 12th day of July, 1968

Harold Sefton

STATE OF OREGON, County of Klamath, ss. July 12, 1968
Personally appeared the above named HAROLD SEFTON, a single man

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Franklin O'Neal
Notary Public for Oregon

My commission expires April 19, 1969

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

HAROLD SEFTON, a single man

to

WILLIAM L. HAZELFELDT, a single man

AFTER RECORDING RETURN TO

George M. Anderson

O. C. Sefton

Tracyville Ore

9-11-7

DO NOT USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of JUNE, 1974, at 2:12 o'clock P.M., and recorded in book M 74 on page 7808 Record of Deeds of said County.

Witness my hand and seal of County affixed.

M. D. MILNE

COUNTY CLERK

Title.

FEE \$2.00

By *Harold Sefton* Deputy.