

KNOW ALL MEN BY THESE PRESENTS, That Carolyn A. Taylor, husband and wife

Joe D. Taylor and

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Alfred Torrence and Ruth Torrence, husband and wife, 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:

A parcel of land situated in the NE 1/4 SW 1/4 of Section 8, Township 38 Range 11 E. W. M., Klamath County, Oregon, being more particularly described as follows: Commencing at the Southwest corner of the NE 1/4 SW 1/4 of said Section 8; thence East along the South line of said NE 1/4 SW 1/4 a distance of 30.00 feet to the POINT OF BEGINNING for this description; thence continuing East, 209.0 feet; thence North parallel to the West line of said NE 1/4 SW 1/4 a distance of 209.0 feet; thence West parallel to the South line of said NE 1/4 SW 1/4 a distance of 209.0 feet; thence South parallel to the West line of said NE 1/4 SW 1/4 a distance of 209.0 feet to the point of beginning, containing 1.0 acres, more or less, TOGETHER WITH an easement along the westerly 30 feet of said NE 1/4 SW 1/4.

ALSO TOGETHER WITH an easement 60 feet wide along the North boundary of the parcel later more particularly described and a right of way 30 feet wide along the East boundary of the parcel later more particularly described and a right of way in the shape of an equilateral triangle, the equal sides of which are the said North and East boundaries and each 30 feet long. The said parcel is more particularly described as: The NW 1/4 of the SW 1/4 of the NW 1/4 of Section 8, Township 38 South, Range 11, E. W. M., Klamath County, Oregon, for ingress and egress to and from (for continuation of this deed see reverse side of this document)

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 said 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). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 14th day of January, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Joe D. Taylor  
Carolyn A. Taylor  
STATE OF OREGON, County of \_\_\_\_\_, 1975.

STATE OF OREGON,  
County of Klamath  
January 14, 1975.

Personally appeared the above named Joe D. Taylor and Carolyn A. Taylor, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Margaret E. Hooker  
Notary Public for Oregon  
My commission expires 3-19-77

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,  
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/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ruth Torrence  
4379 - A. Wayne River Hwy  
Grantor's Address

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 8, Township 38 South, Range 11,  
E.W.M.

ALSO TOGETHER with a 60 ft. easement as described in Easements recorded  
in M-71, pages 9163 and 11639.

STATE OF OREGON,  
County of Klamath  
Filed for record ~~XXXXXX~~

on the 16th day of JANUARY A.D. 19 75  
at 11:40 AM and the  
recorded in Vol. M 75 DEEDS  
Page 680

Wm D. MILNE, County Clerk

By *Harold May* Deputy

Fee \$ 4.00