

KNOW ALL MEN BY THESE PRESENTS, That S. B. OLIVER and Ina May OLIVER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RODNEY L. GRUELL and DIANA R. GRUELL, 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 portion of the S.W. 1/4, Section 15, Township 11 South, Range 12 East of the Willamette Meridian, being more particularly described as follows:

beginning at the Northwest corner of S.W. 1/4, Section 15, Township 11 South, Range 12 East of the Willamette Meridian; thence East 100 feet to the point of beginning; thence continuing East to that part described in Volume 11-60 at page 10156, dated October 31, 1969, recorded December 2, 1969; thence South 165 feet; thence West to that portion described in Volume 361 at page 144, recorded April 29, 1965; thence North 165 feet to the point of beginning.

SUBJECT TO: 1975-76 and subsequent taxes; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Reservation in deed from Maynie

(CONTINUED ON REVERSE)  
(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

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 \$18,000.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @ if not applicable, should be deleted. STORS 99.00.)

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 23rd day of May, 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)

STATE OF OREGON,

County of Klamath

May 30, 1975

Personally appeared the above named S. B. OLIVER and Ina May OLIVER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Wilbur O. Buckner*  
(SEAL) Notary Public for Oregon  
My commission expires: 10-29-75

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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.  
Before me:

(SEAL)

Notary Public for Oregon  
My commission expires:

S. B. Oliver and Ina May Oliver  
P. O. Box 435  
Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

Rodney L. Gruell & Diana R. Gruell  
P. O. Box 445  
Malin, Oregon 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rodney L. Gruell  
P. O. Box 445  
Malin, Oregon 97632  
NAME, ADDRESS, ZIP

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

Rodney L. Gruell  
P. O. Box 445  
Malin, Oregon 97632  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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.

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

SPACE RESERVED  
FOR  
RECORDER'S USE

RECEIVED  
JUN 2 1975

6091

Sanders and J. L. Sanders, her husband, to V. J. Holbrook and Grace Holbrook, husband and wife, dated January 8, 1947, recorded January 17, 1947, in Volume 152 at page 531, deed records of Klamath County, Oregon, and Reservations, including the terms and provisions thereof, as then closed in instrument dated November 12, 1969, recorded November 2, 1969 in Book 17-69 at page 19156, "Microfilm Records, between S. L. Oliver and Ina May Oliver to Levi J. Griffith and Ethel L. Griffith.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

TRANSAMERICA TITLE INS. CO.

Filed for record at request of

this 2nd day of JUNE A. D. 1975 at 11:10 o'clock AM, and

duly recorded in Vol. M 75 of DEEDS on Page 6090

W. D. MILNE, County Clerk

FEE \$ 4.00

By *Raymond D. [Signature]*