

8055

KNOW ALL MEN BY THESE PRESENTS, That VERNON M. and FRANCES M. GEARHARD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GARY and TERESA GRAY, 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:

See attached description to follow.

(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 lawfully seized in fee simple of the above granted premises, free from all encumbrances except any easement or rights-of-way of record or those apparent on the premises; subject to lease Gulf Oil Corp of 9-21-71 Vol. M71 p.11660 Mic Rds, K. Co. 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 \$ 14,000.00

~~Whereof the actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00~~

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 8 day of December, 1975;

~~XXXXXX~~

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

December 8, 1975

Personally appeared the above named VERNON M. and FRANCES M. GEARHARD, husband and wife

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

Before me:

Notary Public for Oregon
My commission expires

STATE OF OREGON, County of ss.

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Personally appeared

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

VERNON & FRANCES GEARHARD

Route #1, Box 635

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

GARY & TERESA GRAY

425 N. Laguna

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary and Teresa Gray

425 N. Laguna

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Gary and Teresa Gray

425 N. Laguna

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of

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

15479

A parcel of land situated in the SE $\frac{1}{4}$ of Section 32, T40S, R10E, W.M., Klamath County, Oregon being more particularly described as follows:

Commencing at the northwest corner of the SE $\frac{1}{4}$ of said Section 32; thence SOUTH, 37.25 feet; thence EAST, 49.05 feet to a fence corner marking the POINT OF BEGINNING for this description said fence corner being 30.00 feet south of the centerline of a county road as the same is constructed and currently exists; thence N89°21'49"E parallel to but 30.00 feet southerly of said existing road centerline a distance of 1302.63 feet to a 5/8 inch iron pin; thence S01°21'27"E along an existing fence a distance of 782.61 feet to a 5/8 inch iron pin; thence leaving said fence WEST, 1003.68 feet to a 5/8 inch iron pin in an existing fence; thence following said fence northerly the following courses and distances: N01°32'22"E, 74.82 feet to a $\frac{1}{2}$ inch iron pin; N04°23'18"W, 173.69 feet to a $\frac{1}{2}$ inch iron pin; N25°10'42"W, 235.59 feet to a $\frac{1}{2}$ inch iron pin; N55°52'12"W, 236.64 feet to a $\frac{1}{2}$ inch iron pin; N28°03'05"W, 56.20 feet to a $\frac{1}{2}$ inch iron pin; N07°31'04"E, 125.43 feet to the point of beginning containing 20.00 acres more or less.

Subject to:

Any easement or rights-of-way of record or those apparent on the premises.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of FEDERAL LAND BANK OF SPORANE

this 9th day of DECEMBER A. D. 1975 at 11:59 o'clock A. M. and

duly recorded in Vol. 75 of DEEDS on Page 15478

FEES \$ 6.00

W. D. MILNE, County Clerk

By *Glenn Brazill*