

KNOW ALL MEN BY THESE PRESENTS, That Ronald Lee

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wilbur A. Walker and Marie L. Walker, Husband and Wife, 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:

That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the $\frac{1}{4}$ corner common to Sections 9 and 10, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 51°22'00" East 1109.24 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence West 741.62 feet to a 5/8 inch iron pin; thence North 339.65 feet to a 5/8 inch iron pin; thence East 539.38 feet to a 5/8 inch iron pin; thence South 28°22'10" East, 122.99 feet to a 5/8 inch iron pin; thence South 36°40'25" East 111.29 feet to a 5/8 inch iron pin; thence South 28°32'50" East 161.82 feet to the point of beginning containing 5.00 acres, more or less, said bearings being based on recorded survey No. 245.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except those apparent upon the land, and

SEE REVERSE SIDE

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 \$ 60,000.00

~~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. 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 9th day of March, 1976; 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.

Ronald Lee

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
March 29, 1976.

Personally appeared the above named
Ronald Lee

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

Before me:
(OFFICIAL SEAL) *Patricia Barta*

Notary Public for Oregon

My commission expires: 3/7/80

STATE OF OREGON, County of) ss.
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Personally appeared , 19 , 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 be-
half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,) ss.

County of

I certify that the within instru-
ment 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:

FES & L
main Br.

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

EXCEPTIONS:

4418

1. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads.
2. Right of way for transmission line, including the terms and provisions thereof, given by Norman E. House and Mary L. House, husband and wife, to the California Oregon Power Company, a California corporation, dated July 19, 1958, recorded July 23, 1968, in Volume 301, page 220, Deed Records of Klamath County, Oregon.
3. Right of way for transmission line, including the terms and provisions thereof, given by Norman E. House and Mary L. House, husband and wife, to the California Oregon Power Company, a California corporation, dated June 17, 1960, recorded June 21, 1960, in Volume 322, page 167, Deed Records of Klamath County, Oregon.

OF OREGON, COUNTY OF KLAMATH, ss.

I, for record at request of _____

This 11th day of _____ A.D. 1970, _____

duly recorded in Vol. 1176, of _____

W.D. HARRIS, County Clerk

By *Hazel Drazil*