

KNOW ALL MEN BY THESE PRESENTS, That BENJAMIN T. MURPHY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. GREEN and SUSAN L. GREEN, 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:

A parcel of land in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which lies West along the Section line 1197.94 feet and South 165 feet from the iron pin which marks the 1/4 corner common to Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and running thence East a distance of 139 feet to an iron pin; thence South 171 feet to a point; thence West 145 feet to a point; thence North 171 feet to an iron pin; thence East 6 feet, more or less, to the point of beginning. EXCEPTING THEREFROM the North 11 feet thereof.

- SUBJECT TO: 1. Rules, regulations and statutory powers of Klamath Irrigation District.
2. An Easement, including the terms and provisions thereof, disclosed by instrument recorded in Volume 225 at page 33 of Deed Records, Klamath County, Oregon.
3. Right of way, created by instrument, including the terms and provisions thereof, recorded July 31, 1969, in Volume M69 at page 6660, Microfilm Records, Klamath County, Oregon. ** (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

- ** 4. An Easements, including the terms and provisions thereof, recorded December 15, 1969 in Volume M69 at page 10398, Microfilm Records of Klamath County, Oregon.

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 \$ 3,000.00

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 5th day of April, 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.

Benjamin T. Murphy

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 5, 1976.

Personally appeared the above named Benjamin T. Murphy

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

Before me: Sharon K. Green

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires:

My Commission Expires Oct. 11, 1977

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: Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,) ss.

County of I certify that the within instrument was received for record on the day of 1976, at o'clock P.M., and recorded in book 76 on page or as file/reel number 12110, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer
By: [Signature] Deputy

After recording return to:

Mrs. & Mrs. James H. Green
Box 506
Merrill, Oregon 97633

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

Mrs. & Mrs. James H. Green
Address as above

NAME, ADDRESS, ZIP