

14265
KNOW ALL MEN BY THESE PRESENTS, That GORDON H. SMITH and LULA M. SMITH, hereinafter called grantor, SMITH, husband and wife, hereinafter called grantee, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto sole trustee under Trust Declaration dated April 30, 1976 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: The NW 1/4 NW 1/4 of Section 18 lying Northeasterly of the drain ditch as now located across said premises.

The NE 1/4 NW 1/4 of Section 18, lying Southwesterly of the Southern Pacific Railway right of way.

EXCEPTING THEREFROM that portion conveyed to Thomas F. O'Brien by Deed recorded in Deed Volume 264 at page 554, Records of Klamath County, Oregon.

The NE 1/4 SW 1/4 of Section 18, lying Northerly of the #5 Drain as now located across said premises.

The SE 1/4 NW 1/4 of Section 18, lying Southwesterly of the Southern Pacific Railway right of way, all in Township 40 South, Range 10 East of the Willamette Meridian.

Continued on Exhibit "A" attached

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.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 68,250.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The entire consideration is hereby acknowledged by the grantor.)
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 19 day of May, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of JACKSON
May 14, 1976

Personally appeared the above named
Gordon H. Smith and Lula
M. Smith

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8/19/79

STATE OF OREGON, County of

Personally appeared

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

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:

GORDON H. SMITH and LULA M. SMITH
435 TERRACE
ASHLAND, OREGON
GRANTOR'S NAME AND ADDRESS
LULA M. SMITH, TRUSTEE
435 TERRACE
ASHLAND, OREGON
GRANTEE'S NAME AND ADDRESS

After recording return to:

LULA M. SMITH
435 TERRACE
ASHLAND, OREGON 97520
NAME, ADDRESS, ZIP

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

LULA M. SMITH
435 TERRACE
ASHLAND, OREGON 97520
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 1976,

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

EXHIBIT "A"

TOGETHER WITH Easements for irrigation purposes as follows:

1. An easement 15.00 feet in width adjacent to but westerly of the north-south center-of-section line in Section 18, T. 40 S., R. 10 E., W.M., Klamath County, Oregon, being more particularly described as follows: Commencing at the intersection of the north-south center-of-section line of said Section 18 with the northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence N00°23'45" W along said north-south center-of-section line 1220.56 feet to the POINT OF BEGINNING for this description; thence continuing N00°23'45" W along said center-of-section line 441.49 feet; thence leaving said center-of-section line WEST 15.00 feet; thence S00°23'45" E parallel to but 15.00 feet westerly of said center-of-section line 441.65 feet to an existing fence; thence N89°22'48" E along said fence, 15.00 feet to the point of beginning.
2. An easement located in Section 18, T. 40 S., R. 10 E., W.M., Klamath County, Oregon, being more particularly described as follows: Commencing at the intersection of the north-south center-of-section line of said Section 18 with the northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence N00°23'45" W along said north-south center-of-section line 1220.56 feet to the POINT OF BEGINNING for this description; thence leaving said north-south center-of-section line S89°22'48" W along an existing fence 696.24 feet; thence leaving said fence S90°41'58" E, 149.21 feet to the northeast right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence S33°27'04" E along said right-of-way line, 63.18 feet; thence leaving said right-of-way line N00°41'58" W 204.10 feet; thence N89°22'48" E parallel to but 15.00 feet southerly of said existing fence, 651.16 feet to said north-south center-of-section line; thence N00°23'45" W along said center-of-section line 15.00 feet to the point of beginning.
3. An easement 20.00 feet in width located in Section 7 and Section 18, T. 40 S., R. 10 E., W.M., Klamath County, Oregon, the centerline of which is more particularly described as follows: Commencing at the intersection of an existing east-west fence with the northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39) from which the east quarter corner of said Section 18 bears S54°24'25" E 4271.20 feet; thence S33°27'04" E along said right-of-way line 39.25 feet to the POINT OF BEGINNING for this description; thence leaving said right-of-way line N 73°40' E 70.41 feet; thence N42°28'E 54.10 feet; thence N00°41'58" W 1457.95 feet to the south right-of-way line of Elliott Road in said Section 7 marking the terminus of this easement.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any; Taxes for the current fiscal year 1976-77 which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; Additional tax, plus interest and penalty for the number of years in which the special assessment for farm use was in effect for the land if the land becomes disqualified for special assessment under the statutes;

ALSO SUBJECT TO: Financing Statement filed July 19, 1973, under County Clerk's File No. 79088 to Klamath Production Credit Association by Joseph R. Cook and Faye E. Cooke, which grantess assume and agree to hold grantors harmless therefrom; and Mortgage to The Federal Land Bank of Spokane, a corporation, recorded March 13, 1968, in M-68 at page 2061, including the terms and provisions thereof, which mortgage grantees assume and expressly agree to pay and to hold grantors harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of May, A.D., 1976 at 4:26 o'clock P.M., and duly recorded in Vol. M 76, of DEEDS on Page 7841.

FEE \$ 6.00

WM. D. MILNE, County Clerk
By Hazel Shagle Deputy