

15378

KNOW ALL MEN BY THESE PRESENTS, That LILLIAN MAY SHAW

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JERRY DEAN HARGRAVE and EILEEN ELAINE HARGRAVE, 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 triangular parcel of land located in the northeast corner of the SW $\frac{1}{4}$ of Section 10, Township 41 South, Range 11 East, W.M., described as: Commencing at the northeast corner of the SW $\frac{1}{4}$ of Section 10, Township 41 South, Range 11 East, W.M.; extending thence west along the northerly line of said SW $\frac{1}{4}$ 366 feet, more or less, to the intersection of said line with the northeasterly right-of-way line of the Great Northern Railway; thence south-easterly along the northeasterly right-of-way line of said Railway a distance of 399 feet, more or less, to the north-south center line of said Section 10; thence north along said center line a distance of 162 feet, more or less, to the point of beginning, containing .68 acres, more or less.

SUBJECT TO: (1) Easements and rights-of-way of record or apparent on the land; (2) Liens and assessments of the Klamath Irrigation Project and the Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights pertaining to irrigation, drainage and reclama-

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (Cont'd on reverse)

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

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 \$ 2,000.00

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 4th 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.

Lillian May Shaw
Lillian May Shaw

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 8, 1976

Personally appeared the above named Lillian May Shaw

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

Before me: *Donald M. Ratliff*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 4-29-78

Lillian May Shaw
Merrill, Oregon 97633
GRANTOR'S NAME AND ADDRESS

Jerry Dean & Eileen Elaine Hargrave
P. O. Box 251
Merrill, Oregon 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:
Donald M. Ratliff
Attorney at Law
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Jerry Dean & Eileen Elaine Hargrave
P. O. Box 251
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
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.

Notary Public for Oregon
My commission expires:

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of)
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
Deputy

By

tion which may affect said realty; (3) Acreage and use limitations under provisions of the U. S. Statutes and regulations issued thereunder; and (4) Perpetual easement in favor of Thomas W. Haley and Nora Haley, their heirs and assigns, not to exceed twenty (20) feet in width across the southeasterly corner of said land for a road from the County Road on the east side of the land, across said parcel and over Great Northern Railway right-of-way, to other land belonging to Thomas W. Haley and Nora Haley, their heirs and assigns, located on the southwesterly to run with the land, and recorded as Fee Number 19167, in Volume 201, page 452, of the Klamath County Deed Records.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Subscribed and sworn to before me this 23rd day of June, A.D. 1976, at 12:54 PM and duly recorded in Vol. M 76, of DEEDS, Page 9400, Fee \$ 6.00, by Hazel D. Milne, County Clerk.

15379

Vol. 76 Page 9402

-CORRECTION DEED-

This deed is intended to correct that certain Warranty Deed dated January 5, 1976, recorded February 4, 1976 in Vol. M76 page 1598, Deed Records of Klamath County, Oregon

CLINTON GARDNER and AUDREY K. GARDNER, husband and wife, Grantors, convey to A. L. GARDNER and SHIRLEY M. GARDNER, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

N $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, LESS the Westerly 30 feet and the Northerly 23.18 feet for roadway.

SUBJECT TO: That certain mortgage, including the terms and provisions thereof, executed by Clinton Gardner and Audrey K. Gardner, husband and wife, Mortgagees, to TLB Company, as Beneficiary dated January 13, 1976, recorded January 13, 1976, in Vol. M-76 Page 625, records of Klamath County, Oregon, which Mortgage Grantees herein assume and agree to pay

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Two Thousand Two Hundred Twenty Five and No/100ths (\$2,225.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: Box 3105 A, Camp Verde, Arizona 86322

DATED this 26 day of June, 1976.

STATE OF OREGON)
County of Klamath) ss.

June 18, 1976.

Personally appeared the above-named CLINTON GARDNER and AUDREY K. GARDNER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

William P. Brandness
Notary Public for Oregon
My Commission expires: 9-16-77

Ret. to:

WILLIAM P. BRANDNESS
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 23rd day of June, A.D., 1976 at 12:54 o'clock P.M., and duly recorded in Vol. M 76, of DEEDS, on Page 9402.

FEE \$ 3.00

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

15380

276 JUN 23 PM 12 54

PARTIAL RELEASE OF MORTGAGE

Vol. 76 Page 9403

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, WESTERN BANK, a banking corporation organized and existing under the laws of the State of Oregon, hereinafter called the "Bank," is the holder of that certain mortgage dated July 16, 1976, executed by TWIN CITY BUILDERS, INC., as Mortgagees, in favor of the Bank, as Mortgagee, recorded on August 29, 1975, in Book M 75, at Page 10194, of the Record of Mortgages for the County of Klamath, State of Oregon; and

WHEREAS, payments have been made to apply thereon by which the indebtedness secured by said mortgage has been reduced to the sum of \$ _____, and interest thereon from _____, 19 _____;

NOW THEREFORE, at the request of said Mortgagees and in consideration of said payments, the Bank has released and does hereby release from the lien of said mortgage the following described real property: Beginning at a point on the Northerly right of way line of Eberlein Avenue, which lies South 0° 28' East along the centerline of Washburn Way, a distance of 1223.7 feet and North 89° 16' East, a distance of 495 feet from the $\frac{1}{4}$ section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 0° 28' West parallel with the centerline of Washburn Way a distance of 260 feet to a point; said point being South 0° 28' East, a distance of 30.0 feet from the Southeast corner of Lot 60, of "OLD ORCHARD MANOR" Addition; thence running North 89° 16' East, a distance of 60.0' to a point on the Southerly line of Wantland Avenue; thence South 0° 28' East parallel with the centerline of Washburn Way, a distance of 260 feet to a point on the Northerly right of way line of Eberlein Avenue; thence South 89° 16' West along the Northerly right of way line of Eberlein Avenue, a distance of 60.0' to the point of beginning.

Except with respect to the real property hereinabove described the said mortgage and the lien thereof shall remain in full force and effect.

IN WITNESS WHEREOF, the Bank has caused these presents to be executed by its duly authorized representative this 17th day of June, 1976.

WESTERN BANK

By Tennes B. Mathisen
Tennes B. Mathisen
Title: Vice President

STATE OF OREGON)
County of Coos) ss.

June 17, A. D. 1976

Personally appeared Tennes B. Mathisen, who, being duly sworn did say that he is the Vice President of Western Bank and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed before me.

Lucille L. Birch
Lucille L. Birch Notary Public for Oregon

My Commission Expires March 30, 1978

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 23rd day of June, A.D., 1976 at 12:55 o'clock P.M., and duly recorded in Vol. M 76, of MORTGAGES, on Page 9403.

FEE \$ 3.00

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