

KNOW ALL MEN BY THESE PRESENTS, That John A. Xaiz

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William S. Dawson and William R. Ninnis, 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:

An undivided interest of 1/3 each, as tenants in common to the following described property:

NE 1/4 SE 1/4 and N 1/2 SE 1/4 SE 1/4, Section 31, Township 36 South, Range 14 E., W.M., situated in Klamath County, Oregon.

Saving and Excepting, from the above, the S 1/2 NW 1/4 SE 1/4 of said Section 31.

(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, easements or restrictions of record, common to the area or apparent on the face of the land 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 \$ 2,083.50. 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 15 day of June, 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, ss.  
County of Klamath  
June 15, 1976

Personally appeared the above named John A. Xaiz

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

Before me: Barbara L. Jones  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 5/21/77

John A. Xaiz

GRANTOR'S NAME AND ADDRESS

William S. Dawson (1/3)  
William R. Ninnis (1/3)

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Thomas  
930 Klamath Avenue  
Klamath Falls, Oregon 97601

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

John A. Xaiz  
3248 E. Shields, Suite F  
Fresno, California 93726

NAME, ADDRESS, ZIP

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

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 KLAMATH

I certify that the within instrument was received for record on the 14th day of JULY, 1976, at 3:22 o'clock P.M., and recorded in book M 76 on page 10711 or as file/reel number 16318.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dray Deputy  
Recording Officer

FEE \$ 3.00