

17504

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS KIETH WHITSETT and KATHLEEN P. WHITSETT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. LANGER and ARLENE L. LANGER, 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 tract of land situated in the SE 1/4 SE 1/4 of Section 29, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the NE corner of the SE 1/4 SE 1/4 of said Section 29, from which the SE corner of said Section 29 bears S 00°01'40" W 1321.14 feet; thence S 00°01'40" W along the said section line 675.00 feet; thence S 89°44'09" W 1319 feet, more or less, to the west line of the said SE 1/4 SE 1/4; thence Northerly 675 feet, more or less, to the Northwest corner of said SE 1/4 SE 1/4; thence Easterly 1320 feet, more or less, to the point of beginning.

SUBJECT TO: 1976-77 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; liens and assessments of Klamath Project & Klamath Irrigation District, and regulations, contracts, easements, water & irrigation rights in connection therewith; rights of the public in any portion lying within the limits of roads or highways;

(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 as above set forth, and, reservations, restrictions, easements and rights of way of record, and those apparent on 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 \$ 40,000.00.

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). (If the sentence between the symbols @, if not applicable, should be deleted from this section.)

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 10<sup>th</sup> day of August, 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 Klamath, ss. Personally appeared Douglas Kieth Whitsett and Kathleen P. Whitsett, husband and wife, August 10<sup>th</sup>, 1976.

Personally appeared the above named Douglas Kieth Whitsett and Kathleen P. Whitsett, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Rick Owens, Notary Public for Oregon, My commission expires: 5-14-80

STATE OF OREGON, County of Klamath, ss. Personally appeared Douglas Kieth Whitsett and Kathleen P. Whitsett, husband and wife, August 10<sup>th</sup>, 1976.

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: (OFFICIAL SEAL) Notary Public for Oregon, My commission expires: 5-14-80

Douglas Kieth Whitsett et ux

GRANTOR'S NAME AND ADDRESS

James A. Langer et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS+L

Main

NAME, ADDRESS, ZIP

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

FFS+L

Main

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of AUGUST, 1976, at 11:27 o'clock A.M., and recorded in book M. 76 on page 12406 or as file/reel number 17504.

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

WM. D. MILNE

Recording Officer

FEE \$ 3.00

By Hazel M. Maza Deputy