

17641

KNOW ALL MEN BY THESE PRESENTS, That Wilbur Eggsman and Neva Eggsman, aka Mable Eggsman, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Keith A. Hescok and Floyd Hescok, Jr., each as to an undivided one-half interest

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:

That portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 34 South, Range 8 East of the Willamette Meridian that lies northeasterly of the Williamson River Road, extending therefrom that portion of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section conveyed to Leland Parazoo, et ux, by deed recorded July 31, 1975, Volume M75, page 8876, Microfilm Records of Klamath County, Oregon.

Subject, however, to the following:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of Williamson River Road.
2. Right of way for pole and wire lines for the transmission and distribution of electricity and the transmission of communication and control signals and all incidentals as conveyed to The California Oregon Power Company by deed recorded November 9, 1961, in Volume 333, page 555, Deed Records of Klamath County, Oregon. (General location only)
3. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If (for continuation of this document see reverse side of this deed)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 15,000.00

~~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).~~ (The sentence between the symbols \odot , 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 2nd 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,

County of Klamath

ss. June 2, 1976

Personally appeared the above named Wilbur Eggsman and Neva Eggsman, aka Mable Eggsman

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of Klamath

ss. June 2, 1976

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Keith Hescok et al
Box 226
Eshelocum, Ore

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

Same
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

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.

By _____ Recording Officer
Deputy

12588

the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of TRANSAMERICA TITLE INS. CO.

this 13th day of AUGUST A. D. 1976 At 3:42 o'clock P. M.

duly recorded in Vol. M. 76, of DEEDS on Page 12587

FEE \$ 6.00

By *Hazel Drazic* Wm D. MILNE, County Clerk