

17358

KNOW ALL MEN BY THESE PRESENTS, That
Turner, husband and wife

David W. Turner and Geraldine L. Turner

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ross Loveland, Jr. and Carolyn Sue Loveland, 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 parcel of land situated in the NE1/4SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point located North 00° 16' West a distance of 17.79 feet from the Northeast corner of "First Addition to Moyina"; thence North 00° 16' West a distance of 65.53 feet to the true point of beginning of this description; thence North 00° 16' West a distance of 90.0 feet; thence North 89° 44' East a distance of 120.00 feet; thence South 0° 16' East a distance of 90.0 feet; thence South 89° 44' West a distance of 120.0 feet to the true point of beginning. Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of First Addition to Moyina Improvement District.
2. Regulations, including levies, liens, assessments, rights of way (for continuation of this deed see reverse side of this document)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 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 \$38,900.00. However, the actual consideration consists of or includes other property or value given or promised which is not of the 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 20 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

August 20, 1976

Personally appeared the above named David W. Turner and Geraldine L. Turner

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 2-3-79

STATE OF OREGON, County of

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

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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

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

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon

P.O. Box 1936

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

First National Bank of Oregon

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

13006-A

and easements of the South Suburban Sanitary District.
3. An easement created by Instrument, including the terms and provisions thereof,
Dated : March 11, 1940
Recorded : April 5, 1940 Book: 128 Page: 267
In favor of : California Oregon Power Company
For : Pole and lines over E1/2SW1/4 Sec. 36, Twp 38 S., R 9 EWM.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANS AMERICA TITLE INS. CO.
his 20TH day of AUGUST A. D. 1976 at 3:36 o'clock P.M. and
duly recorded in Vol. M 76 of DEEDS on Page 13006
FEE \$ 6.00

Wm D. MILNE, County Clerk

By

Hazel Drazie