

19744
KNOW ALL MEN BY THESE PRESENTS, That CLARENCE E. MARQUART and VIRGINIA MARQUART, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM WALTER TRANAH and SUSAN ANNETTE NEWCOMBE, 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:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads.
3. Easement for access road, 25 feet wide, along the Southerly boundary of premises as reserved to Shamrock Development Company, Inc., in deed recorded August 1, 1975 in Volume M75, page 8938, Microfilm Records of Klamath County, Oregon.

(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 set forth above,

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 \$ 5,000.00.

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 18 day of September, 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.

OFFICIAL SEAL
THOMAS G. WALL
NOTARY PUBLIC-CALIFORNIA
CALAVERAS COUNTY
My Commission Expires July 9, 1977

(If executed by a corporation, affix corporate seal)

Post Office Box 160, West Point, CA. 95255
STATE OF OREGON, CALIFORNIA } ss.
County of Calaveras }
September 18, 1976

Personally appeared the above named
Clarence E. Marquart and Virginia Marquart

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

Before me: Thomas G. Wall
(OFFICIAL SEAL)
Notary Public for Oregon California
My commission expires:

STATE OF OREGON, County of CALAVERAS } ss.
18 Sept 1976
Personally appeared CLARENCE E. MARQUART and VIRGINIA MARQUART, 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as below

NAME, ADDRESS, ZIP

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

William W. Tranah & Susan A. Newcombe
5610 Cottage Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of September, 1976, at 11:34 o'clock A.M., and recorded in book M76 on page 14764 or as file/real number 19244.

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

Wm. D. Milne, County Clerk
Recording Officer

fee \$3.00