

KNOW ALL MEN BY THESE PRESENTS, That LeRoy C. Wright

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Wilmal Wright

, 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:

Undivided one-half interest in:

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a strip of land 30 feet wide on the South side of said property for use as a public road.

ALSO EXCEPTING THEREFROM a strip of land 20 feet wide on the West side of said property for use as a public road.

ALSO EXCEPTING THEREFROM that portion conveyed to Central Pacific Railway Company by deed recorded in Volume 81, page 115, Deed 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

SUBJECT to Contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land

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 \$17,500.00

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 24 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of MarionSeptember 24, 1976Personally appeared the above named LeRoy Wright

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-30-79

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ who, being duly sworn,

do hereby certify that the foregoing is the true and correct copy of the original as the same appears from the records of said county.

Witness my hand and seal of said county.

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

LeRoy C. Wright
1882 Country Club Road
Woodburn, Oregon

GRANTOR'S NAME AND ADDRESS

Joe H. Wright
Route 1, Box 137
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Smith & Lee
210 N. 4th
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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

SPACE RESERVED
FOR
RECORDER'S USE

15243

ALSO EXCEPTING THEREFROM that portion conveyed to Joe H. Wright by deed recorded in Volume 201, page 7, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within the limits of the U.S.R.S. irrigation canals known as the A-3 Lateral, the F-3 Lateral and within the limits of the U.S.R.S. Drain known as the I-G Drain.

ALSO EXCEPTING THEREFROM that portion commencing at an iron pin at the centerline intersection of Washburn Way and Joe Wright Road; thence along the centerline of Joe Wright Road South $89^{\circ}43'$ West 679.25 feet; thence North $3^{\circ}25'$ West 30.04 feet to a $3/4$ " iron pipe for the true point of beginning; thence North $3^{\circ}25'$ West 299.06 feet to a $3/4$ " iron pipe; thence North $89^{\circ}43'$ East 100.00 feet to $3/4$ " iron pipe; thence South $3^{\circ}25'$ East 299.06 feet to a $3/4$ " iron pipe on the North boundary of Joe Wright Road; thence along said road boundary South $89^{\circ}43'$ West 100.00 feet to the true point of beginning.

RESERVING an easement for the purpose of ingress and egress appurtenant to last described parcel, beginning at the Southwest corner of last described parcel; thence North $3^{\circ}25'$ West 247.00 feet; thence South $89^{\circ}43'$ West 16.00 feet; thence South $3^{\circ}25'$ East 247.00 feet to the North boundary of Joe Wright Road; thence along said road boundary North $89^{\circ}43'$ East, 16.00 feet to the point of beginning.

STATE OF OREGON,
County of Klamath
Filed for record at request of
Smith & Lee

on this 28 day of Sept A.D. 19 76

at 4:42 o'clock P.M. and the

recorded in Vol. M 76 of DEED

Page 15242

Wm B. MILNE, County Clerk

By *C. L. Smith* Deputy

Fee 6.00