

KNOW ALL MEN BY THESE PRESENTS, That JAMES K. LYMAN and CHARLSIE B. LYMAN, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD W. STAUNTON and JOHN M. STAUNTON, hereinafter called the grantees, 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:

SEE DESCRIPTION ON REVERSE SIDE

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Special assessment as Farm Use Land.
3. Statutory powers including the power of assessment of Klamath Irrigation District.
4. The rights of the public pertaining to the limits of existing roads.
5. Rights of the public in and to premises lying below the high water mark of Lost River.
6. Contract and Grant of Easement, including terms and provision thereof, recorded August 5, 1952 in Volume 256, page 137 of 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

EXCEPT THOSE 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 \$4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part 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 27 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)

James K. Lyman

Charlsie B. Lyman

STATE OF OREGON,

County of Klamath

September 21, 1976

Personally appeared the above named James K. Lyman and Charlsie B. Lyman

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

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-19-78

STATE OF OREGON, County of) ss.
19

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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

LYMAN

GRANTOR'S NAME AND ADDRESS

STAUNTON

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward W. & John M. Staunton
% Rt. 1, Box 75
Tulelake, California 96134

NAME, ADDRESS, ZIP

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

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

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

17466

MTC NO. 594-2168

A parcel of land situated in Government Lot 11 of Section 16, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin on the southerly right of way line of the South Pacific Railroad right of way from which the intersection of said right of way and the east line of said Section 16 bears S 39°38'52" East, 227.85 feet; thence N 39°38'52" West along said right of way line, 222.49 feet to a $\frac{1}{2}$ inch iron pin; thence leaving said right of way line S 10°04'45" West, 535.92 feet to a $\frac{1}{2}$ inch iron pin on the northerly bank of Lost River; thence S 49°44'25" East along said northerly bank of Lost River 196.37 feet to a $\frac{1}{2}$ inch iron pin; thence leaving said bank N 10°04'45" East, 490.81 feet to the point of beginning containing 2.00 acres more or less.

TOGETHER WITH: A non-exclusive easement for the purpose of egress and ingress over and across the southwesterly 20.00 feet of that parcel of land conveyed from Lyman to Levi & Zentner said parcel lying immediately adjacent to but easterly of the above described property and described in deed recorded in Volume 354, page 259.

RESERVING THEREFROM: A non-exclusive easement for the purpose of egress and ingress over and across the southwesterly 20.00 feet of the above described property lying adjacent to the bank of Lost River.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 3rd day of NOVEMBER A. D. 1976 at 11:26 o'clock A.M., and

duly recorded in Vol. M 76, of DEEDS on Page 17465

FEE \$ 6.00

Wm. D. MILNE, County Clerk

By Hazel Dray