

23052

MTC # 2635

Vol. 17 Page 2133

KNOW ALL MEN BY THESE PRESENTS, That we, Herbert S. Breed and Alice M. Breed, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gene A. Reynolds and Nancy F. Reynolds, 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:

A tract of land situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Westerly right of way line of the U. S. R. S. Drain which point is also in the North right of way line of Ezell Avenue and which lies South 89° 40' West a distance of 30.0 feet and North 1° 12' West a distance of 1008.4 feet and South 89° 40' West a distance of 525.0 feet, more or less, from the Southeast corner of the said NE $\frac{1}{4}$ of Section 10, and running thence; South 89° 40' West along the North right of way line of Ezell Avenue to a point on the Easterly right of way line of Crest Street; thence North 1° 02' West along the Easterly right of way line of Crest Street a distance of 184.8 feet to the true point of beginning; thence continuing along said Easterly line 100 feet to the Southerly line of Hilyard Avenue; thence North 89° 26' East along said Southerly line a distance of 200 feet; thence South 1° 02' East parallel with the Easterly line of Crest Street 100 feet to a point; thence North 89° 40' West parallel to the South line of Hilyard Avenue 200 feet to the true point of beginning.

SUBJECT TO: (see other side)

(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.

Gene A. Reynolds and Nancy F. Reynolds, husband and wife, as an estate by the entirety and that grantor will warrant and forever defend the above granted 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 \$2,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this day of 19

STATE OF OREGON, County of Klamath ss. December 17, 1976
Personally appeared the above named Herbert S. Breed and Alice M. Breed and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires 8-12-77

NOTE—The sentence between the symbols Ⓢ. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene A. Reynolds
613 Larchmont Dr.
Colma, Ca 94015

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

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

Subject to:

Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Leases and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.

20196

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 17th day of DECEMBER, A. D. 1976 at 2:31 o'clock P. M., and

duly recorded in Vol. 1176, of DEEDS, on Page 20195

FEE \$ 6.00

Wm D. MILNE, County Clerk

Wm D. Milne