

23420
KNOW ALL MEN BY THESE PRESENTS, That TERREL E. STEARMAN and LEE K. STEARMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY B. MARSROW, 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 parcel of land situate in the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along the South line of the said W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 274 feet to a point; thence North parallel with the West line of the said W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 215 feet to a point; thence West parallel with the South line of the said W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 274 feet to the West line of said parcel; thence South along the said West line a distance of 215 feet to the point of beginning.

-This deed is given in partial fulfillment of a contract between the parties hereto.

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 - See those listed on the reverse side hereof.

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 \$ none.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17th day of Nov, 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)

Terrel E. Stearman
Lee K. Stearman
STATE OF OREGON, County of _____, 19____ ss.

STATE OF OREGON,
County of Klamath
November 17, 1976 ss.

Personally appeared the above named
Terrel E. Stearman & Lee K.

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.

and acknowledged the foregoing instrument to be _____ voluntary act and deed.
Notary Public for Oregon
My commission expires: 1-13-78

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
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

SUBJECT TO:

20692

- 1) Agreement in favor of P.P. and L. in book M-76 at page 9824.
- 2) Easement for road purposes in book 162, at page 59.
- 3) Limited access in favor of the State of Oregon, as in book M-69, at page 302.

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 28th day of DECEMBER A.D. 1976 at 10:51 o'clock A.M., am

duly recorded in Vol. M 76 of DEEDS on Page 20691

FEE \$ 6.00

By *W. D. MILNE* County Clerk