

KNOW ALL MEN BY THESE PRESENTS, That MARTIN W. CARELLI and LOZETTA CARELLI, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. SETHER and BARBARA SETHER, husband and wife, 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 following described real property in Klamath County, Oregon:
 Government Lots 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30 and 31 in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway and ALSO EXCEPTING the following tract of land:

Commencing at a point which is the Southwest corner of the SE $\frac{1}{4}$ of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

(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 noted on the reverse hereof.

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 \$165,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols \textcircled{O} , 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 7 day of February, 1977; 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)
 [Signatures of Martin W. Carelli and Lozetta Carelli]

STATE OF OREGON,)
 County of Klamath) ss.
 February 7, 1977
 Personally appeared the above named
 Martin W. Carelli and
 Lozetta Carelli
 and acknowledged the foregoing instrument to be their voluntary act and deed.
 Before me:
 [Signature of Kathy R. Mallams]
 Kathy R. Mallams
 Notary Public for Oregon
 My commission expires: 6-13-80

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: _____

Martin W. and Lozetta Carelli
 P. O. Box 38
 Beatty, Oregon 97621
GRANTOR'S NAME AND ADDRESS
 Richard L. and Barbara Sether
 215 S. W. 5th
 Corvallis, Oregon 97330
GRANTEE'S NAME AND ADDRESS
 After recording return to:
 Richard L. and Barbara Sether
 215 S. W. 5th
 Corvallis, Oregon 97330
NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address:
 Richard L. and Barbara Sether
 215 S. W. 5th
 Corvallis, Oregon 97330
NAME, ADDRESS, ZIP

STATE OF OREGON,)
 County of Klamath) ss.
 I certify that the within instrument was received for record on the _____ day of February, 1977, 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.
 WM. D. MILNE
 Recording Officer
 By _____ Deputy

11 FEB 11 1977

1. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$115,100.00
 Dated : December 29, 1975
 Recorded : December 30, 1975 Book: M-75 Page: 16301
 Mortgagor : Marvin H. Hutchinson and Joyce A. Hutchison, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterana' Affairs.

2. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$23,900.00
 Dated : December 1975
 Recorded : December 30, 1975 Book: M-75 Page: 16303
 Mortgagor : Marvin H. Hutchison
 Mortgagee : Steven C. Josse and Mary A. Josse, husband and wife

3. Financing Statement under County Clerk's File No. 18596
 Filed : September 7, 1976
 From : Martin W. Carelli and Lozetta Carelli
 To : Steven C. Josse and Mary A. Josse, for irrigation equipment.

4. Reservations, restrictions, rights of way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
10:57 A
 this 8th day of February A. D. 1977 at 10:57 o'clock A. and
M 77 DEEDS on Page 2263
 duly recorded in Vol. _____ of _____

FEE \$ 6.00

Wm D. MILNE, County Clerk
 By *[Signature]*