

25869

11 Page 3262

KNOW ALL MEN BY THESE PRESENTS, That RODNEY J. OWENS and CYNTHIA M. OWENS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LEONARD FORE and FAIRISINE FORE, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The SW $\frac{1}{4}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 39 South, Range 12 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM the following described parcels:

1. Beginning at the Southwest corner of Section 35; thence North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet; thence West 208.7 feet to the place of beginning.

2. Beginning at a point in the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 35, which is 218.7 feet East of the Southwest corner of said Section 35; thence running East 25 feet; thence North 25 feet; thence West 25 feet; thence South 25 feet to the place of beginning.

3. A strip of land 30 feet wide along the West side of Section 35,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(cont'd on reverse)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

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 \$ 70,000.00

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 14th 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)

STATE OF OREGON,

County of Klamath,

February 14, 1977

Personally appeared the above named Rodney J. Owens and Cynthia M. Owens, husband and wife,

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

Before me: Notary Public for Oregon My commission expires 4/29/78

Rodney J. & Cynthia M. Owens
P. O. Box 251
Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS
Leonard & Fairisine Fore
Route 1, Box 51
Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS
After recording return to:
Donald M. Ratliff
Attorney at Law
Merrill, Oregon 97633

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Department of Veterans Affairs
1225 Ferry Street S.E.
Salem, Oregon 97310

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:

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 Hazel Dragne Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

Township 39 South, Range 12 East, W.M., to be used for County Road purposes.

ALSO SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of the County Road along the Southerly boundary of said $W\frac{1}{2}W\frac{1}{2}$ of Section 35.

SUBJECT TO: (1) Acreage and use limitations under provisions of United State Statutes and regulations issued thereunder; (2) Easement for pole lines, including the terms and provisions thereof, given by Iona J. Fordney, now known as Iona James et al., to The California Oregon Power Company, a California corporation, dated August 23, 1945, recorded September 11, 1945 in Deed Volume 180, page 37, records of Klamath County, Oregon; (3) Right Way for electrical transmission and distribution lines, including the terms and provisions thereof, given by James E. Baldock and Florence Baldock, to Pacific Power & Light Company, a corporation, dated June 12, 1969, recorded January 29, 1970 in Deed Volume M70, page 732, Microfilm records of Klamath County, Oregon; (4) Mortgage, including the terms and provisions thereof, executed by Charles L. Richerson and Shirley L. Richerson, husband and wife, to The State of Oregon, represented and acting by the Director of Veterans' Affairs, dated June 6, 1973, recorded June 6, 1973 in Volume M73, page 6979, Microfilm records of Klamath County, Oregon, to secure the payment of a promissory note dated June 6, 1973 in the amount of \$26,000.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 24th day of February A. D. 1977 at 2:02 o'clock P. M.

duly recorded in Vol. M77 of Deeds on Page 3262

FEES \$ 6.00

Wm D. MILNE, County Clerk

[Signature]