

KNOW ALL MEN BY THESE PRESENTS, That Frank M. Pedersen and Barrie G. Pedersen, H&W and Rocky R. Lyons and Shirley E. Lyons, H&W, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. A. Bray and Peggy Jean Bray, H&W, and W. A. Bray Jr. and Sandra Lynn Bray, H&W

, 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:

That portion of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 38, South, Range 11, East Willamette Meridian lying Southeasterly of Hiway 140.

Subject to: an easement for roadway purposes 16 feet in width on the most Northerly portion and over the Southerly 30 feet.

Easement, including the terms and provisions thereof, dated January 14, 1953, recorded January 29, 1953, in Deed Volume 259, page 38 Deed Records of Klamath County, Oregon for a pole line over the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, TWNS 38S R11 EWM, in favor of the Pacific Telephone and Telegraph Company.

(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 set forth above.

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 \$6,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated hereby.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this Second day of August, 1972.

Frank M. Pedersen Rocky R. Lyons
Barrie G. Pedersen Shirley E. Lyons

STATE OF OREGON, County of Klamath ss. 2 August, 1972.
Personally appeared the above named Frank M. Pedersen and Barrie G. Pedersen, H&W, Rocky R. Lyons and Shirley E. Lyons, H&W and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sidney F. Tucker
Notary Public for Oregon
My commission expires April 9, 1973.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO
AFTER RECORDING RETURN TO

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 4th day of MAY, 1972, at 1:39 o'clock P.M., and recorded in book M77 on page 7686. Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE
COUNTY CLERK Title.
By Hazel W. Wagoner Deputy

FEE \$ 3.00

No. MTC
H. R. Korn