

KNOW ALL MEN BY THESE PRESENTS, That RALPH W. HAHN and RUTH M. HAHN, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES F. GIRT and MARILYN A. GIRT, 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:

A parcel of land, containing 5.34 acres, more or less, situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 40 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a point from which the one-quarter corner common to Sections 6 and 7 bears N 89° 45' 39" W--205.30 feet and N 00° 02' 21" E--1091.89 feet; thence S 89° 45' 39" E--979.35 feet to a $\frac{1}{2}$ " rebar; thence N 53° 15' 58" E--50.45 feet to a $\frac{1}{2}$ " rebar on the Southwesterly right-of-way line of the Keno-Worden County Road; thence S 39° 44' 25" E--307.85 feet, along said right-of-way line, to a $\frac{1}{2}$ " rebar; thence N 89° 41' 53" W--1216.72 feet; thence N 00° 02' 21" E--204.22 feet to the place 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:
1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. Easement recorded Dec. 22, 1931 in Vol. 96 at page 438. Waiver of Riparian Rights recorded Sept. 16, 1905, Vol. 18, page 366.

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 \$ 55,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁽¹⁾ (The sentence between the symbols ⁽¹⁾, 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 day of June, 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)

Ralph W. Hahn
Ruth M. Hahn

STATE OF OREGON,)
County of Klamath) ss.
June 20, 1977

Personally appeared the above named
Ralph W. Hahn and Ruth M. Hahn,
husband and wife

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

Before me:
(OFFICIAL SEAL) *Rich Owens*

Notary Public for Oregon

My commission expires: 5-14-80

STATE OF OREGON, County of) ss.
June 20, 1977

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal
540 Alder

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath Trust Federal

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 23rd day of JUNE, 1977, at 11:03 o'clock AM., and recorded in book 477 on page 11052 or as file/reel number 31478, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Hazel Draz* Deputy

FEE \$3.00