

33797

KNOW ALL MEN BY THESE PRESENTS, That Sharon Hammack

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Mr. Willard E. Keller and Mrs. Carol Keller, 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 tract of land situated in Section 34, Township 36 South, Range 14 East, described as follows: Beginning at the S1/4 corner of said Section 34, thence North 89°59'00" West 268 feet; thence North 0°59'00" East 200 feet to the true point of beginning; thence South 89°52'00" East 154 feet; thence North 0°59'00" East 100 feet; thence North 89°52'00" West 154 feet; thence North 0°59'00" East 100 feet to the point of beginning. Together with an easement in common for purposes of access to the property conveyed hereunder: A strip of land 20 feet in width lying 10 feet on each side of the following described line:

Beginning at the quarter corner common to Section 34, Township 36 South, Range 14 East of the Willamette Meridian; thence North 89°52'00" West along the Section line 25.0 feet; thence North 0°59'00" East 210.0 feet to the true point of beginning; thence North 89°52'00" West 89.0 feet to the terminus of said easement.

(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

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 \$2,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17 day of January, 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, } ss.
County of Klamath
January 17, 1977

Personally appeared the above named
Sharon Hammack

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

Before me:
Notary Public for Oregon
My commission expires: 3-6-79

Sharon Hammack
P.O. Box 613
Bly, Oregon 97622

GRANTOR'S NAME AND ADDRESS
Willard E. Keller & Carol Keller

Bly, Oregon 97622
GRANTEE'S NAME AND ADDRESS

After recording return to:
Willard E. Keller & Carol Keller

Bly, Oregon 97622
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Willard E. Keller & Carol Keller

Box 44
Bly, Oregon 97622
NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
Personally appeared , 19

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,) ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of August, 1977, at 12:08 o'clock PM, and recorded in book M77 on page 14376 or as file/reel number 33797.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer

By Hazel Inay Deputy

FEE \$ 3.00