

KNOW ALL MEN BY THESE PRESENTS, That PAUL A. MONTGOMERY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. FREITAS and CAROLYN S. FREITAS, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Taxes for the fiscal year 1977-'78, a lien not yet due and payable.
2. Rules, regulations and statutory powers of Enterprise Irrigation District.
3. Rules, regulations and statutory powers of South Suburban Sanitary District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads and highways.
5. Trust Deed, including the terms and provisions thereof, recorded June 24, 1977 in Volume M77 at page 11170, Microfilm Records of Klamath County, Oregon, in favor of Security Savings and Loan Association, a corporation, which Grantees herein assume and agree to pay according to the terms contained therein.

(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 set forth hereinabove

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 \$ 32,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24th day of August 1977

Paul A. Montgomery
Paul A. Montgomery

STATE OF OREGON, County of Klamath) ss. August 26, 1977
Personally appeared the above named Paul A. Montgomery

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

(OFFICIAL SEAL)

Before me: *Marlene V. Addington*
Notary Public for Oregon
My commission expires 3-22-81

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.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. James A. Freitas
2179 Ogden Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. James A. Freitas
As above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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 attixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By

Deputy

15824

EXHIBIT "A"
DESCRIPTION

Beginning at a point 720 feet East and 462 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the Northwest quarter of Section 1, in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway, and which iron pin is 30 feet East of the center of a road intersecting said Highway from the North, and 30 feet North of the center of said Highway; thence East 270 feet; thence North 132 feet; thence West 270 feet; thence South 132 feet to the place of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.
this 26th day of AUGUST A. D. 19 77 at 3:17 o'clock PM. andduly recorded in Vol. M77, of DEEDS on Page 15823

FEE \$ 6.00

Wm D. MILNE, County Cl.

By Hazel Drayton