

KNOW ALL MEN BY THESE PRESENTS, That Walter Hendershot, Jr. and Joyce L. Hendershot, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Merle D. Young and JoAnne Young

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:

All that part of the SW 1/4 NW 1/4 and all that part of Lot 4 in Section 20, Township 39 South, Range 9 East of the Willamette Meridian, lying West of the right-of-way line of the California Northeastern Railway Company, SAVING AND EXCEPTING that property described in Deed Volume 289, page 623, thereof lying within existing roadways, ditches, canals and laterals.

Subject, however, to the following:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.

2. Subject to Rights of United States of America, under Declaration of Taking, including the terms and provisions thereof, recorded March 11, 1949 in Book 229, page 108, Deed Records of Klamath County, Oregon.

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as disclosed by instrument recorded by Deed from Weyerhaeuser Timber Company to (for continuation of this legal description see reverse side of this deed)

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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$123,806.25. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 26th day of August, 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)

Walter Hendershot, Jr.
Walter Hendershot, Jr.

Joyce L. Hendershot
Joyce L. Hendershot

STATE OF OREGON,

County of Klamath

August 26, 1977

STATE OF OREGON, County of _____

Personally appeared _____

Personally appeared the above named Walter Hendershot and Joyce L. Hendershot, husband and wife

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

Before me, Barbara A. Addington
Notary Public for Oregon
My commission expires 3-22-81

each for himself and not one of them, and that the seal affixed of said corporation and the hall of said corporation by them acknowledged said instrument. Before me: _____
Notary Public for Oregon
My commission expires: _____

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 affixed.

By _____ Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Merle D. Young
3570 Pine Tree Dr.
City, 97601

NAME, ADDRESS, ZIP

Until a change is requested all statements shall be sent to the _____
Dept. of Veterans Affairs
1245 Perry, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

Robert W. Hunt and Doris Hunt, recorded February 9, 1945 in Volume 173, page 226, Deed Records of Klamath County, Oregon.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.

5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 26, 1977

Recorded: May 27, 1977 in Volume M77, page 9291, Microfilm Records of Klamath County, Oregon.

Amount: \$67,300.00

Mortgagor: Walter Hendershot, Jr. and Joyce L. Hendershot, husband and wife.

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M66663), which mortgage Grantees hereby assume and agree to pay according to its terms and also hereby assume the obligation of Walter Hendershot, Jr. and Joyce L. Hendershot, husband and wife, the unpaid principal balance of which is \$67,300.00 to State of Oregon, represented and acting by the Director of Veterans' Affairs.

6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 26, 1977

Recorded: May 27, 1977 in Volume M77, page 9293, Microfilm Records of Klamath County, Oregon.

Amount: \$17,800.00

Mortgagor: Walter Hendershot and Joyce L. Hendershot, husband and wife
Mortgagee: Ruth I. Beesley, which mortgage Grantees hereby assume and agree to pay according to its terms and also hereby assume the obligation of Walter Hendershot and Joyce L. Hendershot, husband and wife, the unpaid principal balance of which is \$17,800.00 to Ruth I. Beesley.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 30th day of AUGUST A.D. 1977 3:23 o'clock PM., and

duly recorded in Vol. M77 of DEEDS on Page 16045

Fee \$5.00

Wm D. MILNE, County Clerk

By Harold Dray