

1967 SN

35978

KNOW ALL MEN BY THESE PRESENTS, That DEAN MARCUM and JUNE MARCUM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. YEAGER, 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: Lots 1, 2 and 3 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lots 1 and 2 described as follows:

A tract of land situated in Lots 1 and 2, HOMELAND TRACTS NO. 2, more particularly described as follows:

Beginning at the intersection of the West line of Patterson Street and the North line of Hilyard Street; thence South 87°46' West along the North line of Hilyard Street 135.04 feet; thence North 0°54' West 110.2 feet; thence North 87°59' East 135 feet to the West line of Patterson Street; thence South 0°54' East to the point of beginning.

ALSO EXCEPTING THEREFROM the Northerly 78.5 feet of the Easterly 200 feet of Lot 2 and the Easterly 200 feet of Lot 3.

ALSO Lots 29, 30, 31 and 32 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 85 feet thereof.

SUBJECT TO: Assessment and Statutory powers of Enterprise Irrigation Dist. and South Suburban Sanitary Dist. and reservations contained in recorded deed, recorded May 5, 1944, in Vol. 164, page 469, All Deed Records (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) of Klamath County, Oregon.

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 AS 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 \$30,000.00

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

In construing this deed and where the context so requires, the singular includes the plural, 16th day of September, 1977

WITNESS grantor's hand this 16th day of September, 1977

STATE OF OREGON, County of Klamath

Personally appeared the above named Dean Marcum and June Marcum, husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires 3-22-81

(OFFICIAL SEAL)

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

Marcum

GRANTOR'S NAME AND ADDRESS

Yeager

GRANTEE'S NAME AND ADDRESS

After recording return to:

James E. Yeager

327 Arnold

Las Vegas, Nevada 89106

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address, same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of September, 1977, at 9:42 o'clock A.M., and recorded in book M77 on page 17539 or as file/reel number 35978

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Hazel Drazil Deputy

Fee \$3.00