

A 28705 39866

M Page 23394

KNOW ALL MEN BY THESE PRESENTS, That
ROY BOWERS and DONNA JOAN BOWERS, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
FRANK E. SAMSEL and ROBERTA E. SAMSEL, , husband and wife, hereinafter called the grantees, does
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 ap-
pertaining, situated in the County of Klamath , State of Oregon, described as follows, to-wit:

Parcel #4 in the SE 1/4 SE 1/4 of Section 8, Township 40 South,
Range 10, E.W.M., Klamath County, Oregon, described as follows:

Beginning at a 1/2" iron pin South 0° 30' E. 2011.73 feet from 1/2"
iron pipe found in mound of rocks for the NE corner of SE 1/4 of
Section 8 to true point of beginning; thence South 0°30' E.
670.57 feet to a 5/8" iron pin set by corner post of E.W.
fence line or SE corner of Section 8; thence South 89°57'30" West
330.00 feet along old E.W. Line fence to 1/2" iron pin; thence
North 0°30' West 670.66 feet to 1/2" iron pin; thence North 89°58'30"
East 330.00 feet to point of beginning.

SUBJECT TO: Reservations, restrictions, rights of way and easements
of record and those apparent on the land; and (SEE REVERSE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, 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 herein set forth,

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 \$ 83,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). (The 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 Dec , 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,)
County of Klamath) ss.
Dec 1, 1977

Personally appeared the above named
Roy Bowers and Donna Joan
Bowers, husband and wife,
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 8-5-79

STATE OF OREGON, County of) ss.
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 be-
half 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:

(OFFICIAL
SEAL)

Roy & Donna Bowers

Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Frank E. Samsel and Roberta Samsel

Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank & Roberta Samsel

8707 Rocking Horse Lane

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Frank & Roberta Samsel

410 1st Federal St. - 1st floor

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 1977,

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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Acreage and use limitations under provisions of United States and regulations issued thereunder;

Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith;

All contracts, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District and all rights of way roads, ditches, canals and conduits, if any there may be;

Restrictions, limitations and covenants of "Stonehenge West" as disclosed by document dated July 15, 1971, recorded July 29, 1971, in Volume M-71, page 7974, Microfilm Records of Klamath County, Oregon;

Property Boundary Agreement, including the terms and provisions thereof, by and between Nancy B. Coffin and Wilbur Robinette and Juliette Robinette, dated July 8, 1971, and recorded July 21, 1971, in Microfilm Records M-71, page 7632, records of Klamath County, Oregon;

Easement, including the terms and provisions thereof, executed by Nancy B. Coffin, dated June 27, 1972, recorded June 28, 1972, in Volume M-72, page 7042, Microfilm records of Klamath County, Oregon;

Agreement, including the terms and provisions thereof, by and between Nancy B. Coffin and Roy Bowers and Donna Joan Bowers, dated August 14, 1971 and recorded December 11, 1972, in Microfilm Records M-72, page 14145, Records of Klamath County, Oregon.

Mortgage, including the terms and provisions thereof, given by Roy Bowers and Donna Joan Bowers, husband and wife, to First Federal Savings & Loan Association, dated April 3, 1973, recorded April 9, 1973, page 4157 of Microfilm Records, M-73, records of Klamath County, Oregon, to secure the payment of \$44,600, which mortgage Grantees assume and agree to pay in accordance with the terms and provisions thereof. (By instrument recorded July 17, 1975, said mortgage was re-recorded to correct description, in Microfilm Records of Klamath County, Oregon, M-75, page 8161.)

Easement, as disclosed by deed from Nancy B. Coffin to Roy Bowers and Donna Joan Bowers, dated August 6, 1971, and recorded July 17, 1975, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 2nd day of DECEMBER A. D. 1977 at 3:23 o'clock PM., and

fully recorded in Vol. M77, of DEEDS on Page 23394

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Sherman H. Ketch