



A-28779

KNOW ALL MEN BY THESE PRESENTS, That Edward B. Melroy and Maria R. Melroy

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by husband and wife ALLEN ARTHUR HEPNER & PAULA M. HEPNER, 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 portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 East of Willamette Meridian, described as follows:

Beginning at a point on the Section line common to sections 19 and 20, said Township and Range which bears North 628 feet from the Section corner common to Sections 19 and 20, 29, 30; thence North along said Section line 50 feet thence West parallel to the South line of Section 19, 150 feet; thence South parallel to the East line of Section 19, 50 feet; thence East parallel to the South line of Section 19, 150 feet more or less to the point of beginning, containing 0.17 acres more or less in Section 19, Twp 38 South, Range 9 East of the Willamette Meridian, saving and excepting that portion of the above described tract lying within the right of way of a county road known as Montelius Street.

(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 reservations, rights of way, restrictions, and those apparent upon the land

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 \$14,000.00

However, the actual consideration consists of certain notes or other documents or other things of value which are the whole or 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 18 day of Jan, 1978; 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.
1-18, 1978

Personally appeared the above named

Edward B. Melroy &
Maria R. Melroy

and acknowledged the foregoing instrument 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.
19____

Personally appeared _____ and

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:

(OFFICIAL SEAL)

Edward B. & Maria B. Melroy

GRANTOR'S NAME AND ADDRESS

Allen Arthur Hepner

GRANTEE'S NAME AND ADDRESS

After recording return to:

MR. AND MRS. Allen Hepner
2622 Montelius
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of January, 1978, at 3:05 o'clock P.M., and recorded in book M78 on page 1132 or as file/reel number 41923

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha J. Deloch, Deputy
Recording Officer

Fee \$3.00