

KNOW ALL MEN BY THESE PRESENTS, That *Diane Ruth Taylor aka Diane Ruth Douglas*

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jay Edward Sellers and Dorothy Louise Sellers

, 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 appertaining, situated in the County of *Klamath* State of Oregon, described as follows, to-wit:

Lot 28 in Block 7 of Tract No. 1019, WINEMA PENINSULA UNIT NO. 2, Klamath County, Oregon.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,

Recorded : February 27, 1959 Book: 310 Page 175

In favor of : Klamath Telephone & Telegraph Company

For : Telephone & Telegraph line.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Peninsula Unit No. 2.

3. Set back provisions as delineated on the recorded plat, 25 foot set back lines along front and 20 foot along all side and back lot lines.

4. Utility easements as delineated on the recorded plat along all back and side lot lines.

(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 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 \$ 3,250.00

XXXXXX (The sentence between the symbols X, 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 *19* day of *MAY*, 1976; 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)

Diane Ruth Douglas
Diane Ruth Taylor aka Diane Ruth Douglas*Diane Ruth Taylor Douglas*

CALIFORNIA

STATE OF ~~OREGON~~County of *SAN MATEO*May *19*, 1976

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____, and _____, who, being duly sworn,

Personally appeared the above named *Diane Ruth Taylor aka Diane Ruth Douglas* 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 acknowledged the foregoing instrument to be _____, voluntary act and deed.

Before me, *THOMAS M. STAFFORD*, Notary Public for Oregon, My commission expires May 29, 1977.(OFFICIAL SEAL) *THOMAS M. STAFFORD* Notary Public for Oregon, My commission expires May 29, 1977.

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)

Diane Douglas
Star Rt. Box 82
Redwood City, CA 94062

GRANTOR'S NAME AND ADDRESS

Jay E. Sellers et ux
30635 Road #76
Visalia, CA 93277

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of *Klamath*I certify that the within instrument was received for record on the *17th* day of *February*, 1978, at *3:50* o'clock *P.M.*, and recorded in book *M78* on page *3141* or as file/reel number *43365*, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Bernetha V. Felt* Recording Officer Deputy

Fee \$3.00

309