

44540

MTC 6616-1M

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KNOW ALL MEN BY THESE PRESENTS, That RONALD LeMASTER and LOLITA J. LeMASTER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. PATTON and WILLIAM C. RANSOM, 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:

PARCEL 1: Lots 3 and 4, Block 14, WESTOVER TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: A parcel of land lying in the NW $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 8, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the SW corner of Lot 4, Block 14, WESTOVER TERRACES Subdivision, thence N 64° 10 $\frac{1}{2}$ ' W 93.8 feet to a point on the Southerly right of way line of Ashland - Klamath Falls Highway #66; thence N 38° 40 $\frac{1}{2}$ ' E along said right of way line to a point West from the Northwest corner of Lot 3, Block 14, WESTOVER TERRACES Subdivision, being the point where the West line of said Lot 3 extended Westerly would intersect the Southerly right of way line of said Ashland - Klamath Falls Highway #66; thence Easterly on said extended North line of Lot 3 to the Northwest corner of said Lot 3; thence South along the West line of said Lots 3 and 4, Block 14, WESTOVER TERRACES to the point of beginning.

(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: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads and highways,

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 \$ 55,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 10th day of March, 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.

March 10, 1978

Personally appeared the above named Ronald LeMaster and Lolita J. LeMaster

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

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 \_\_\_\_\_

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

Security Savings

222 S. Sixth Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 13th day of March, 1978,

at 3:33 o'clock P.M., and recorded in book M78 on page 4776 or as file/reel number 44540

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Helwich Recording Officer Deputy

Fee \$3.00