

1-174

46001

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KNOW ALL MEN BY THESE PRESENTS, That FRANK W. OHLUND and JANE A. OHLUND,
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDMUND F. MORGAN
and PAULINE P. MORGAN, husband and wife
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 tract of land situated in the SW 1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the East right of way line of a public road, said point being North 89°48'10" East a distance of 60.00 feet and South 00°16'52" West a distance of 362.50 feet from the Northwest corner of the SW 1/4 of said Section 34; thence South 00°16'52" West along the East right of way line of said road a distance of 362.50 feet; thence East a distance of 601.78 feet; thence North a distance of 362.50 feet; thence West a distance of 600.00 feet, more or less, 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: The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or 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 \$ 4,000.00

~~On transfer, 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 (), 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 30th 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)

Frank W. Ohlund
Jane A. Ohlund

STATE OF OREGON, }
County of Klamath } ss.
March 30, 1978

Personally appeared, the above named Frank W. Ohlund and Jane A. Ohlund

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.
_____, 19____

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 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)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>Edmund F. & Pauline P. Morgan</u>	
<u>20241 Gilmore Street</u>	
<u>Canoga Park, Ca. 91306</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
<u>same as above</u>	
NAME, ADDRESS, ZIP	

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 10th day of April, 19 78, at 9:52 o'clock A.M., and recorded in book N78 on page 6310 or as file/reel number 46001, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Bernard J. Heloth Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE