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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That JAMES T. HELTZEL and JOSEFA Y. HELTZEL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ELLSWORTH B. DUNN and CHARLOT L. DUNN, 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:

See the attached Exhibit "A" and by this reference made a part hereof.

(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 \$ 20,000.00. 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 , 19 ; 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

July 4, 1978

Personally appeared the above named JAMES T. Heltsel and Josefa Y. Heltsel

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 16, 1980

James T. Heltsel

Josefa Y. Heltsel

STATE OF OREGON, County of

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)

James T. Heltsel, et ux
Route 1, Box 136 A
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Ellsworth B. Dunn, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ellsworth B. Dunn, et ux

7-A

NAME, ADDRESS, ZIP

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

Ellsworth B. Dunn, et ux

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 19

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.

By

Recording Officer

Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

PARCEL 1

Beginning at the West one quarter corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North along the West line of said Section 31, a distance of 1320.0 feet; thence South $89^{\circ} 23' 26''$ East, a distance of 3101.64 feet more or less to the Westerly right of way line of State Highway No. 62; thence North $11^{\circ} 51' 08''$ West, along the Westerly line of said Highway, a distance of 329.42 feet to the true point of beginning; thence continuing along said Westerly line, North $11^{\circ} 51' 08''$ West a distance of 334.42 feet; thence leaving said Westerly line and running West 182.2 feet to the Easterly line of existing cemetery; thence Southerly along the Easterly line of said cemetery a distance of 334 feet more or less to a point that is 185 feet West of the point of beginning; thence East to the point of beginning.

PARCEL 2

Beginning at the North one quarter corner of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South $89^{\circ} 56' 41''$ East on the North Line of said Section 31, a distance of 253.15 feet to the West right of way line of State Highway No. 62; thence South $11^{\circ} 51' 08''$ East on said right of way line a distance of 334.42 feet to the true point of beginning of the description herein; thence continuing South $11^{\circ} 51' 08''$ East along the Westerly right of way of said Highway #62 334.42 feet; thence West to a point on the East right of way line of State Highway 422, said point being South $5^{\circ} 48' 34''$ East, a distance of 660.21 feet from the North line of said Section 31; thence North $5^{\circ} 48' 34''$ West on said East right of way line a distance of 330.10 feet; thence East to the point of beginning.

EXCEPT that portion, if any, lying within the boundaries of the cemetery.

SUBJECT, however, to right of way for Dalles-California Highway and any existing easements visible on the ground for roads, pipelines, or utilities to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 324 at page 183.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 7th day of July A. D. 1978 at 3:56 clock PM., and
 duly recorded in Vol. M78, of Deeds on Page 14610

W. D. MILNE, County Clerk

By Bernard J. Letch

Fee \$6.00