



51976

KNOW ALL MEN BY THESE PRESENTS, That EULAH AUSPELUND, an estate in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARLAND W. STEPHENS and GLADYS M. STEPHENS, husband and wife, 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:

See attached description marked EXHIBIT A and by this reference made a part hereof.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations as set forth in land Status Report recorded December 22, 1958, in Book 308 at page 129, Deed Records, to wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)". (Description continues on reverse side)

(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 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 \$ 7,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00. (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 22nd day of June, 19 78; 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.

Eulah Auspelund
Eulah Auspelund

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 22, 19 78

Personally appeared the above named
Eulah Auspelund

and acknowledged the foregoing instrument to be her own voluntary act and deed.

Before me:
John G. Kalta
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 16, 1980 My commission expires:

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:

(OFFICIAL SEAL)

Notary Public for Oregon

Eulah Auspelund
19690 N. Highway 99, Space 96
Acompa, CA 95220
GRANTOR'S NAME AND ADDRESS

Gariand W. Stephens, et ux
P.O. Box 827
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Gariand W. Stephens, et ux
P.O. Box 827
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

Gariand W. Stephens, et ux
P.O. Box 827
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

81021 10V 07012
Description continues as follows:

15619

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Woodland Park.
4. Utility easements as delineated on the recorded plat along back and side lines.

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 14 in Block 6 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 441.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 19th day of July A.D., 19 78 at 3:43 o'clock P. M., and duly recorded in Vol. M78 of Deeds on Page 15618.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha Stetsch Deputy