

1-1-74

53823

KNOW ALL MEN BY THESE PRESENTS, That Dennis M. Utley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John D. Dougherty and Tereasa L. Dougherty, 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:

Lot 6 in Block 2 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly five feet thereof. ALSO, beginning at a point in the North line of the Dalles-California Highway, 813.4 feet Easterly from the intersection of said North line of the Highway and the Easterly right of way line of the United States Reclamation Service Main Canal, thence North 0 degrees 31' West, 547.1 feet to the true point of beginning; thence North 0 degrees 31' West, 110 feet; thence South 89 degrees 31' West, 100 feet; thence South 0 degrees 31' East, 110 feet; thence North 89 degrees 32' East, 100 feet to the place of beginning, being a portion of the SW1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

(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 that

grantees will assume the indebtedness of a loan owed to Veteran's Administration #M56671 which is secured by said property, grantees to hold the grantor free from any responsibility on said indebtedness 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 \$21,700.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.036.)

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 21 day of August, 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.

Dennis M. Utley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, August 21, 1978

ss.

Personally appeared the above named M. Utley

Dennis

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

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires: 5/1/82

STATE OF OREGON, County of Klamath, 1978

Personally appeared

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.

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Dennis M. Utley Rt. 1, Box 422 Bonanza, Oregon

John and Tereasa Dougherty 2144 Gary St. Klamath Falls, Oregon

After recording return to:

John and Tereasa Dougherty 2144 Gary St. Klamath Falls, Oregon

Until a change is requested all tax statements shall be sent to the following address: John and Tereasa Dougherty 2144 Gary St. Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 22nd day of August, 1978, at 9:00 o'clock A.M., and recorded in book 278 on page 1347 or as file reel number 23543. Record of Deeds of said county. Witness my hand and seal of County affixed.

By: [Signature] Recording Officer Deputy