

51642 MTC 6936-M

KNOW ALL MEN BY THESE PRESENTS, That Cheryl Hunter, Ralph De Hunter, Jr. and Mac Carelli and Lozetta C. Carelli

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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 NE 1/4 NE 1/4 of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian, from which the Section corner common to Sections 3 and 4, said Township and Range and Meridian bears North 0° 54' 43" West 30 feet; thence South 89° 57' 30" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0° 54' 43" East 438 feet to a 5/8" rebar; thence North 89° 57' 30" East 590 feet to a 5/8" rebar on the Section line between Sections 3 and 4, said Township and Range; thence North 0° 54' 43" West 438 feet along said Section line to the point of beginning.

Bearings based on Survey No. 2672.

(continued on reverse)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantee 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 subject to contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land 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 \$ 75,000.00

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In witnessing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the (word) words herein apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of September, 1978; at its corporate grantor, it has caused its name to be signed and affixed by its officers, duly authorized thereto by order of its board of directors.

Ralph De Hunter, Jr.

Cheryl Hunter

STATE OF OREGON, County of Klamath, 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 _____ 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.

Notary Public for Oregon My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath, ss. September 5, 1978

Personally appeared the above named Ralph De Hunter, Jr. and Cheryl Hunter

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

Notary Public for Oregon My commission expires: _____

(OFFICIAL SEAL)

Ralph De Hunter, Jr. and Cheryl Hunter

GRANTOR'S NAME AND ADDRESS
Mac and Lozetta Carelli
P. O. Box 38
Beatty, Oregon 97622

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Mac and Lozetta Carelli
P. O. Box 38
Beatty, Oregon 97622

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/roll number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

19842

SUBJECT TO: an easement along the Easterly 35 feet of the above described parcel.

SUBJECT TO: That certain mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon dated October 31, 1977, recorded November 9, 1977, Volume M77, page 21642, Microfilm Records of Klamath County, Oregon, in the amount of \$43,000.00, given to the Federal Land Bank of Spokane, which said mortgage, the Grantees do hereby assume and agree to pay according to the terms thereof.

OF OREGON, COUNTY OF KLAMATH; ss

For the record at request of Mountain Title Co.

on the day of September A. D. 1978 at 10:21 o'clock A.M., and

duly recorded in Vol. M78 of Deeds on Page 19841

Wm D. MILHE, County Clerk

[Signature]

Fee \$6.00