

55150

KNOW ALL MEN BY THESE PRESENTS, That

Earl Dennis Krauss and Barbara

Joan Krauss, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James E. Boynton and Bonita G. Boynton, 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:

A parcel of land situated in the NW 1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 2 inch pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence S. 0°38' E. along the section line a distance of 442.3 feet; thence East 660.0 feet to an iron pipe; thence S. 0°38' E. parallel to the West section line a distance of 330.0 feet to the true point of beginning; thence West parallel to the North Section line 330.0 feet thence S. 0°38' E. 330.0 feet to a point on the South line of parcel described in Deed Volume 328 page 102, records of Klamath County, Oregon; thence East along said South line a distance of 330.0 feet to an iron pipe; thence N. 0°38' W. parallel to the West Section line 330.0 feet to the point of beginning; this deed.) (For continuation of this document, see reverse side of this deed.)

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 \$59,500.00. (If executed by a corporation, attach corporate seal.) (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In constructing this deed and when the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions herein apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 18th day of September, 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.

Earl Dennis Krauss
Barbara Joan Krauss

(If executed by a corporation, attach corporate seal.)

STATE OF OREGON,
County of Klamath
September 1978

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____ 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 _____

Personally appeared the above named Earl Dennis Krauss and Barbara Joan Krauss, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 12-6-81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
NAME AND ADDRESS
NAME AND ADDRESS
NAME AND ADDRESS

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.
Recording Officer
Deputy
By _____

23005

20626

Together with an easement for roadway purposes over and across the following described property:

Beginning at a point S. 0°38' E., 1102.3 feet from the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence East parallel to the North section line 330.0 feet; thence N. 0°38' W., 40 feet; thence West parallel to the North section line 330.0 feet to the West section line; thence South 40 feet to the point of beginning.

Together with the right to use easement given to said grantors in Deed Volume 328 page 102, records of Klamath County, Oregon, as follows:

Easement 40 feet in width for roadway purposes over and across the Northwest quarter of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, extending from the Southerly line of parcel described in Deed Volume 328 page 102, records of Klamath County, Oregon, Southerly along the West section line of said Section 27, to the South line of the Northwest quarter of Section 27, Township 35 South, Range 7 East of the Willamette Meridian.

Subject, however, to the following:

1. The taxes for 1978-1979 are now a lien, but not yet payable.
2. Reservations contained in Land Status Report recorded October 28, 1958, in Deed Vol. 305 of Deeds on page 412 as follows:
 - a. Right of Way to Pacific Telephone and Telegraph Company for pole line approved by J. M. Dixon, First Assistant Secretary on March 16, 1931, subject to the provisions of the Act of March 3, 1901 (31 Stat. 1058-5083), Department regulations thereunder, and subject also to any prior valid existing right or adverse claim.
 - b. Right of Way to U.S.A. its successors and assigns, for 60 foot road (Rte S-43, Kesterson Road), approved by M. M. Zoliar, Assistant Superintendent, March 20, 1958, pursuant to the provisions of the Act of February 5, 1948 (61 Stat. 17).
 - c. The above described property is subject to all other 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, 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. 1/13/16, 44 U.S.C. 513).
3. Right of Way Easement, including the terms and provisions thereof, given by Earl D. Krauss and Barbara J. Krauss, to Pacific Power & Light Company, dated January 6, 1972 and recorded January 11, 1972 in Microfilm records M-72 on page 374, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Klamath County Title
this 19th day of September A.D. 1972, at 13:58 clock M.
and recorded in Vol. 423 of Deeds on Page 20625

W. D. MILNE, County Clerk

W. D. Milne

Fee \$6.00