

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS L. BOONE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OTIS C. KNIGHTON and WINNIFRED O. KNIGHTON, husband and wife, hereinafter called the grantees, 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:

Beginning at the Southeast corner of the $W\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence Northwesterly along the East line of the $W\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 15 a distance of 179.7 feet; thence North 39° 37' West 630.3 feet, to a point on the Easterly Right-of-way line of The Dalles-California Highway which is South 4° 20' East along said right-of-way line, a distance of 1800 feet from the North line of Lot 1A in said Section 15; thence South 4° 20' East 181.7 feet to the South line of the $W\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 15; thence Easterly along the said South line 609.7 feet, more or less, to the point of beginning, being a portion of the $W\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

(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 set forth in detail on reverse,

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 \$8,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the subject of this consideration (indicate which). (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 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.

Thomas L. Boone

(If accepted by a corporate body, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 18, 1978

Personally appeared the above named Thomas L. Boone

and acknowledged the foregoing instrument as his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-21-81

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 _____

_____ 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)

STATE OF OREGON,

County of _____ ss.

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

Recording Officer
Deputy

By _____

After recording return to:	NAME AND ADDRESS
Otis C. & Winnifred O. Knighton	
546 Robin Hill Lane	
Escondido, Cal. 92025	
NAME ADDRESS DAY	
Until a change is reported, all instruments shall be sent to the following address:	
same as above	
NAME ADDRESS DAY	

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO:

1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Regulations of Wadon Irrigation District.
4. Reservations contained in deed recorded May 5, 1921, in Volume 56, page 204.
5. Right of way, granted to California Oregon Power Company, recorded January 15, 1924 in Volume 61, page 316.
6. Right of Way Agreement, recorded August 10, 1928 in Volume 82, page 126.
7. Right of way granted to California Oregon Power Company, recorded July 30, 1946, in Volume 193, page 191 & 195.
8. Subject to any wells, pumps, motors, water works and pipes, located on the herein described property and rights of ingress and egress for maintenance and repair, as disclosed by instrument recorded September 6, 1961 in Volume 332, page 153.

STATE OF OREGON, COUNTY OF KLAMATH; ss.
 I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the request of Otis C. Knighton
 made on the 25th day of Sept. A.D. 1978 at 3:28 o'clock P.M. and
 duly recorded in Vol. N78 of Deeds on Page 21203
 W. D. HIGGINS, County Clerk
 By W. D. Higgins
 Fee 6.00