

KNOW ALL MEN BY THESE PRESENTS, That MX LAND AND LIVESTOCK CORPORATION, an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ED HOWELL, 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:

The Southerly 30 feet of the Northerly 60 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , lying West of the Keno-Worden Road, and the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , EXCEPTING THEREFROM the Northerly 30 feet, in Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads and highways.
2. Dedicatory Deed for county road, recorded in Volume 46, page 56.
3. Release recorded in Volume 96, page 440, to The California Oregon Power Co.
4. Easement and conveyance recorded in Volume 96, page 441, to the California Oregon Power Company.
5. Easement recorded in Volume 113, page 337, to the Pacific Telephone and Telegraph Company.

(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 above and apparent upon 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 \$ 3,500.00. 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 93.030.)

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 17th day of January, 1979; 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.

MX LAND AND LIVESTOCK CORPORATION

(If executed by a corporation, affix corporate seal)

By: Clifford J. EmrichBy: Esther C. Gunzburg

STATE OF OREGON, }  
County of \_\_\_\_\_ } ss.  
\_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON, County of Klamath } ss.  
January 17, 1979

Personally appeared C. J. Emrich and Esther C. Gunzburg, 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 MX Land And Livestock Corporation

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: Gray B. Blum (OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 8-23-81

Personally appeared the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

Before me:  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ed L. Howell  
325 Main  
Klamath Falls, Ore.  
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of January, 1979, at 4:38 o'clock P. M., and recorded in book M79 on page 1595 or as file/reel number 61335. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By: Pamela Shelsch Deputy

Fee \$3.00