

LELA M. MONTGOMERY

Grantor,

for value received hereby grant, bargain, sell and convey unto O.E. LROY

Grantee, the following described real property, with tenements, hereditaments and appurtenances, to-wit:

A tract of land in the NW 1/4 of the NW 1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point 944.08 feet East of the Northwest corner of said Section 31, said Point being designated by an iron pipe driven 4 feet into the ground, thence Southwesterly parallel to the East boundary of Highway 97, a distance of 233 feet 7 inches to the true point of beginning; thence Easterly at right angles a distance of 200 feet; thence Southerly parallel to said highway a distance of 160 feet; thence Easterly at right angles a distance of 100 feet; thence Southerly parallel to said highway a distance of 120 feet; thence Westerly at right angles a distance of 300 feet; thence Northerly parallel to said highway a distance of 280 feet to the point of beginning EXCEPTING a strip of land 20 feet wide along the entire Westerly boundary of said premises conveyed to Oregon State Highway Commission

Subject to all liens, assessments, conditions and restrictions, easements and incumbrances of record or apparent on the property, including the rights of the public in and to any portion of the property lying in any road and/or highway

The above described property located in Klamath County, Oregon.

Return to: Grove Escrow
P.O. Box 566
Cottage Grove, OR 97424

and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 10th. day of May, 19 73, between LELA M. MONTGOMERY

as Seller, and HELEN M. WARD

as Purchaser, for the sale and purchase of the above described real estate. The Grantees hereby assume and agree to fulfill the conditions of said real estate contract and Grantors hereby covenant that there is now unpaid on the principal of said contract the sum of \$ 5,083.42, plus interest from February 15, 1979. The true consideration for this conveyance is \$3,500.00

Dated: Feb. 23, 19 79

(Seal)

(Seal)

STATE OF OREGON, County of Lane

Personally appeared the above named

LELA M. MONTGOMERY and O.E. LROY

Feb. 23, 19 79

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

Before me:

Pauline J. Hersteinson
Notary Public for Oregon

My Commission Expires 6-28-82

Grantee's Address: 3960 Dillard Rd., Eugene, OR
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of February A.D., 19 79 at 11:53 o'clock A M., and duly recorded in Vol M79 of Deeds on Page 4263.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernetha Shelsch Deputy

979 FEB 26 AM 11 53

SPRINGFIELD TITLE CO.