

K 31092 69535
 This Indenture Witnesseth, THAT FRANK E. McBAIN, JR. and BETTY J. McBAIN,

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husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto GARLAND D. MOULLET and JEAN A. MOULLET, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The NE $\frac{1}{4}$ of Section 26, Township 36 South, Range 11 East of the Willamette Meridian.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Reservations and restrictions as set forth in deeds recorded July 11, 1958 in Deed Volume 300 at page 647 and Volume 300 at page 652 and Volume 300 at page 657, from United States of America to Heirs of Turner Mary Ball; Any existing easements visible on the ground for roads, pipelines or utilities to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 308 at page 63; Any existing easements visible on the ground for roads, pipelines or utilities to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 305 at page 531, Deed Records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00
~~However, the actual consideration includes other property which is part of the consideration.~~
 (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand and seals this 7th day of January, 1974

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. January 9, 1974Personally appeared the above named Frank E. McBain, Jr. and Betty J. McBain,husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Until a change is requested, all tax statements shall be sent to the following address: P. O. Box 243, Beatty, Oregon 97621

Before me:

James W. Wesley
 Notary Public for Oregon.
 My commission expires 1-20-76

JAMES W. WESLEY
 Notary Public for Oregon
 My commission expires

After recording return to:

KCTCO

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of June, 1974, at 10:02 o'clock A. M., and recorded in book 170 on page 14930 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernard J. Milne County Clerk-Recorder
 Deputy

From the Office of
 GANONG, SISEMORE & ZAMSKY
 538 Main Street
 Klamath Falls, Oregon 97601

Fee \$3.00

97 JUN 25 11 10 AM '74