

KNOW ALL MEN BY THESE PRESENTS, That

DONALD V. GREENE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EIRWIN F. SELBY and KATHRYN M. SELBY, husband and wife, 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 N<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub> of Section 18, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specifically assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

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. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Williamson River.

(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 stated above, or 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 \$41,250.00

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 \_\_\_\_\_ day of July, 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.

(If executed by a corporation, affix corporate seal)

DONALD V. GREENE

STATE OF OREGON,

County of

MARION

July 11th, 1979

Personally appeared the above named

DONALD V. GREENE

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-25-81

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

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Donald V. Greene

5355 North River Road

Salem, OR 97303

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Eirwin Selby

16720 Selby Drive

San Leandro, CA 94578

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Eirwin F. Selby

16720 Selby Drive

San Leandro, CA 94578

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Eirwin Selby

16720 Selby Drive

San Leandro, CA 94578

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of July, 1979, at 10:44 o'clock A.M., and recorded in book M79 on page 16671 or as file/reel number 70605, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By \_\_\_\_\_ Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE