

MC 1932-L

This Indenture Witnesseth, THAT EDWARD H. BARINOFF and JEANNE M. BARINOFF, 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 MARIO A. C. DELLA CASA and CHERYLE L. DELLA CASA,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a perpetual easement for road purposes only, through the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 28, and the NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 12, East W.M., as follows:

Said easement is through a strip of land 30 feet wide extending in a Southerly direction from the "East-West Road" now established in said S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 28, across part of said S $\frac{1}{2}$ SW $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of said Section 33, to the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 39 S., R. 12, East, W.M., following an old road located near the West line of land through which this easement is granted, said easement being recorded in Book 316 of Deeds, on page 619, on Oct. 26, 1959.

SUBJECT TO: Rights of the public in and to any portion of the herein described property lying within the limits of streets, roads and highways; Statutory powers, including the power of assessment, of Langell Valley Irrigation District; Easements and rights of way of record and those apparent on the land, if any.

The above-described premises are also subject to a Lease recorded August 17, 1973, in Vol. M73, Page 11135, Microfilm Records of Klamath County, Oregon, between grantors as Lessors, and Dowdle Oil Corporation, as Lessee. Grantors covenant that they will advise Dowdle Oil Corporation of this transaction and shall instruct Dowdle Oil Corporation to apportion all future rent payments between the land, subject to the lease which is retained by the grantors, and the land which is conveyed by this deed, to Grantees.

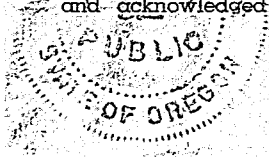
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00
~~However, the actual consideration includes other property which is part of the consideration.~~
(Strike out the above when not applicable)

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 hands and seals this 5th day of February 1976.

Edward H. Barinoff (SEAL) _____ (SEAL)
Jeanne M. Barinoff (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath ss. February 5th, 1976.
Personally appeared the above named Edward H. Barinoff and Jeanne M. Barinoff,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Judy B. Lubals
Notary Public for Oregon.
My commission expires August 12, 1977

After recording return to:

STATE OF OREGON,
County of Klamath } ss.

Until a change is requested, all tax statements shall be sent to the following name and address:

Mario A. C. and Cheryle L. Della Casa
800 Memorial Drive, Apt. 9 Rt. 1 Box 25A
So. San Francisco, California 94080

I certify that the within instrument was received for record on the 2nd day of August, 1976, at 11:46 o'clock A. M., and recorded in book M79 on page 18432 Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

Bonanza, OR 97623
By Wm. D. Milne County Clerk-Recorder
Bernice H. Hetch
Fee \$3.50