

KNOW ALL MEN BY THESE PRESENTS, That Virginia Dunigan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James E. McClory, Jr., 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:

Lot 8 in Section 7, Township 40 South, Range 10 East of the Willamette Meridian.

- Subject, however, to the following:
1. Taxes for 1979-1980 are now a lien but not yet payable.
 2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-1979 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
 3. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
- (For continuation of this document, see reverse side of this deed.)

(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 noted of record as of the date of this deed and 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 \$45,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols ①, 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 31 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.

Virginia Dunigan

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, July 31, 1979

STATE OF OREGON, County of ss.

Personally appeared 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

Personally appeared the above named Virginia Dunigan

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

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.

Notary Public for Oregon My commission expires: 7-19-82

Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: James E. McClory, Jr. 1230 Arthur Dr. Klamath Falls Oregon 97601

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

Same

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Rights of the Federal Government, the State of Oregon, and the general public in and to that part of the herein described property lying below the high water line of Lost River.
6. Rights of the public in and to any portion of the herein described premises lying within the limits of any road or highway.
7. Waiver of Riparian Rights executed by J. W. Bryant and Sarah U. Bryant, husband and wife, to The United States of America, dated July 7, 1905, recorded September 16, 1905, in Volume 18, page 327, Deed Records of Klamath County, Oregon.
8. No liability is assumed if a financing statement is filed in the office of the County Clerk covering crops wherein the land is described other than by metes and bounds, the rectangular survey system, or by recorded lot and block.
9. Financing statements for crops, if any.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 3rd day of August A. D. 1979 at 11:42 clock A.M., and

fully recorded in Vol. M70, of Deeds on Page 3518

Wm D. MILNE, County Clerk

Fee \$7.00

By

Bernetha Heltsch