

K-32221

Vol. 79 Page 19778

KNOW ALL MEN BY THESE PRESENTS, That DAVID L. TERHUNE AND JEAN H. TERHUNE husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. ANTHONY AND LOUISE ANTHONY, 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:

A parcel of land situated in the S $\frac{1}{2}$  NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, More particularly described as follows:

Beginning at a one-half inch iron pin on the Southerly line of Alva Avenue, said point being North 00°47'39" West a distance of 646.40 feet and North 89° 39'15" East a distance of 315.00 feet from the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Said Section 1; thence North 89° 39'15" East along the Southerly line of Alva Avenue a distance of 87.00 feet to a one-half inch iron pin; thence South 00° 47'38" East a distance of 108.13 feet to a one-half inch iron pin; thence South 89°12'22" West a distance of 87.00 feet to a one-half inch pin; thence North 00°47'38" West a distance of 108.81 feet to the point of beginning; also known as Lot 3 Block 2 Moyina Manor.

(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 subject reservations, restrictions, rights of way of record and those apparent upon the land; Rules regulations and assessments of South Suburban Sanitary Dist. 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 \$ 65,500.00

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 @, 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 20th day of August, 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)

David L. Terhune  
Jean H. Terhune

STATE OF OREGON, )  
County of Klamath ) ss.  
August 20, 1979.

Personally appeared the above named  
David L. and Jean H. Terhune

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/19/82

STATE OF OREGON, County of ) ss.  
1979.

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

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

David L. and Jean H. Terhune

GRANTOR'S NAME AND ADDRESS

Robert L. and Louise Anthony

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Robert L. Anthony  
6522 Alva  
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs  
1225 SE Ferry St.  
Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of August, 1979, at 3:37 o'clock P.M., and recorded in book 179 on page 19778 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Mr. D. H. Hine, Recording Officer  
By: Kenneth A. Hine, Deputy

Fee \$3.50