

KNOW ALL MEN BY THESE PRESENTS, That Oscar J. Shadley and Marsha J. Shadley, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Peter V. Singleton and Jean A. Singleton, 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:

See reverse of this document for legal description.

(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 \$78,000.00

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 15th day of October, 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)

Oscar J. Shadley  
Marsha J. Shadley

Marsha J. Shadley

STATE OF OREGON, )  
County of Klamath ) ss.  
10-15, 19 79

STATE OF OREGON, County of ) ss.  
19

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named Oscar J. Shadley and Marsha J. Shadley

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

Before me: Linda Stille

(OFFICIAL SEAL)  
Notary Public for Oregon

My commission expires: July 13, 1981

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
Peter V. Singleton  
9577 Acacia  
Tontona, Ca 92335  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Peter V. Singleton  
9577 Acacia  
Tontona, Ca 92335  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of  
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/roll number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Recording Officer  
By Deputy

# DESCRIPTION

A parcel of land situated in the Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest corner of said Northwest quarter; thence South 89° 59' 50" East along the South line of said Northwest quarter, 30.00 feet to the Easterly right-of-way line of said Reeder Road; thence North 00° 21' 40" East along said right-of-way line, 158.56 feet to the point of beginning for this description; thence continuing North 00° 21' 40" East along said right-of-way line, 142.76 feet; thence North 89° 56' 43" East, 1307.05 feet to a 5/8 inch iron pin; thence South 00° 17' 02" West along the East line of the Southwest quarter Northwest quarter, 143.42 feet to a 1/2 inch iron pin; thence South 89° 58' 27" West, 1307.24 feet to the point of beginning.

Subject to:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

4. Recital in the Deed from L. C. Sisemore, et ux, to P. Hansen, et al, recorded August 15, 1916 in Volume 46, page 69, Deed Records of Klamath County, Oregon, to wit:

"Subject to rights to ditches and laterals granted to the United States Reclamation Service."

5. Covenants, conditions, restrictions and assessments as set forth in Well Agreement executed by Wilson D. Parker, et al, recorded July 14, 1976, in Volume M76, page 16296, Microfilm Records of Klamath County, Oregon.

6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: July 8, 1976

Recorded: July 14, 1976

Volume: M76, page 10671, Microfilm Records of Klamath County, Oregon

Amount: \$34,000.00

Grantor: Oscar J. Shadley and Marsha A. Shadley, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

this 16th day of October A. D. 1979 at 2:40 o'clock P. M., or

fully recorded in Vol. M79, of Deeds on Page 24381

Wm D. MILNE, County Clerk

By Lernetha Heltsch

Fee \$7.00