

75888 Vol. m 79 Page 25020

KNOW ALL MEN BY THESE PRESENTS, That Glenger Enterprises, Inc. hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward W. St. John and Mercedes E. St. John, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in Government Lots 31 and 36 of Section 4 and Government Lots 2 and 7 of Section 9, all in Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Section Line common to said Sections 4 and 9 from which the corner common to said Sections 4 and 9 bears South 89° 38' 24" West a distance of 280.00 feet; thence from said point of beginning South 949.17 feet; thence East 502.11 feet to a point on the Westerly right of way line of U.S. Highway No. 97; thence North 04° 02' 34" East along said Westerly right of way line 2273 feet; more or less, to a point on the North line of said Government Lot 31; thence West along said North line of Government Lot 31, 187 feet, more or less, to the Easterly right of way line of the South Chilquin State Highway; thence Southerly and (For continuation of this legal description, see reverse side of this document)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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, 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 \$12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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 May, 1978; 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.

Glenger Enterprises, Inc. By: Leroy Glenger E. Lorne P. Glenger

STATE OF OREGON, County of Klamath, ss. May 30, 1978

Personally appeared Leroy Glenger and E. Lorne P. Glenger who, being duly sworn, each for himself and not on for the other, did say that the former is the president and that the latter is the secretary of Glenger Enterprises, Inc.

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

Before me: Notary Public for Oregon My commission expires: 2-7-80

(OFFICIAL SEAL) (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edw. St. John
1437 Lucille Ave.
Los Angeles, Ca 90026

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

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.

By Recording Officer Deputy

Westerly along said Easterly and Southerly right of way line of said South Chiloquin State Highway to a point that is North of the point of beginning; thence South 412 feet to the point of beginning.

Subject, however, to the following:

1. Reservations of all subsurface rights, except water, for the heirs of Esther Stokes as disclosed by deed, dated September 19, 1957, recorded September 26, 1957, in Volume 294 at page 481, between the United States of America and Leroy Gienger and Elvine Gienger. (Portions of Lots 2 and 7, Section 9).
2. The right of way to Pacific Telephone and Telegraph Company as disclosed by deed, dated September 19, 1957, recorded September 26, 1957 in Volume 294 at page 481, between the United States of America and Leroy Gienger and Elvine Gienger. (Portions of Lots 2 and 7, Section 9).
3. Terms and provisions as set forth in Land Status Report recorded March 3, 1959, in Deed Volume 310 at page 239, Records of Klamath County, Oregon. (Portions of Lots 31 and 36, Section 4).
4. Reservations, including the terms and provisions thereof, as set forth in deed from the United States of America to John Cole, et al, recorded August 25, 1961, in Deed Volume 329 at page 115, Records of Klamath County, Oregon. (portions of Lots 31 and 36, Section 4).
5. Reservations, including the terms and provisions thereof, as set forth in deed from the United States of America to John Cole, et al, recorded April 25, 1961, in Deed Volume 329 at page 113, Records of Klamath County, Oregon. (portions of Lots 31 and 36, Section 4).
6. Rights of the public in and to that portion of the above property lying within the limits of roads and highways. (Portions of Lots 31 and 36, Section 4).
7. Reservation of 50% of minerals, gas and oil as disclosed by deed from Amy Jackson to Carl Dawson, dated November 17, 1958, recorded November 25, 1948, in Volume 306 at page 720. (Portions of Lot 26, Section 4).
8. An easement created by instrument, including the terms and provisions thereof, dated May 22, 1968, in Book M-68, Page 5968, recorded June 28, 1968, in favor of Pacific Power & Light Company NW 1/4 of SE 1/4 of Section 4, Township 35 South, Range 7 (No exact location given).
9. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 25th day of October A. D. 1979 at 10:11 o'clock A. M., and

fully recorded in Vol. M79, of Deeds, on Page 25020

Fee \$7.00

V. D. MILNE, County Clerk

Bernice H. Hetch

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 25th day of October A. D. 1979 at 10:11 o'clock A. M., and recorded in book M79, page 25020, the reel number 113, of the Records of Deeds of said county.

Witness my hand and seal of said County, this 25th day of October A. D. 1979.

Recording Officer

Bernice H. Hetch