

JOSEPHINE L. SNYDER and GEORGE A. PONDELLA, JR., Grantors, convey and warrant to BURTON E. GRAY and THELMA JEAN GRAY, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, to-wit:

A tract of land in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9, E.W.M., described as follows: Beginning at a point 30 feet Westerly from the center line of Wiard Street and 30 feet Northerly from the Southerly line of the NW $\frac{1}{4}$ of said Section 2, which is also the center line of the right-of-way of the Dalles-California Highway and which point of beginning also lies S. 88 deg. 59' W. a distance of 50.4 feet along the Southerly line of the NW $\frac{1}{4}$ of said Section 2, and N. 9 deg. 59' W. a distance of 30.0 feet from the iron pin in the pavement of the Dalles-California Highway which marks the center of said Section 2, and running thence S. 88 deg. 59' W., parallel with the Southerly line of the NW $\frac{1}{4}$ of said Section 2 a distance of 68.55 feet, more or less, to the Southeast corner of Wiard, et al, recorded in Vol. 318, page 663, deed records of Klamath County, Oregon; thence N. 0 deg. 54' W. along the East line of last mentioned parcel a distance of 140.0 feet to the Northeast corner thereof; thence N. 88 deg. 59' E., parallel with the South line of the NW $\frac{1}{4}$ of said Section 2, a distance of 68.55 feet, more or less, to a point on the West right-of-way line of Wiard Street and 30.0 feet West of the center-line thereof; thence S. 0 deg. 59' E. along said right-of-way line a distance of 140.0 feet, more or less, to the point of beginning. LESS AND EXCEPTING portion conveyed to the State of Oregon for the widening of South Sixth Street by deed recorded in Vol. 357, page 229, and Vol. 361, page 134, deed records of Klamath County, Oregon

SUBJECT TO: That certain mortgage, executed by Charles S. Snyder and Josephine L. Snyder, husband and wife, to John M. Sandmeyer and Janice Sandmeyer, Marlene J. Brook, John Clare Sandmeyer and Carol Robertson Roby, dated April 22, 1977, recorded May 13, 1977, in Mortgage Volume M77, page 8333, records of Klamath County, Oregon, which Mortgage, Grantees herein expressly assume and agree to pay according to the terms thereof.

SUBJECT TO AND EXCEPTING:

(1) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; (2) Rules, regulations, and assessments of South Suburban Sanitary District; (3) Party Wall as disclosed by deed from Grace E. Neal to Harry L. Wiard, et al, dated September 25, 1945, recorded February 5, 1960, Volume 318-663, deed records of Klamath County, Oregon; (4) Reservations, restrictions, contained in deeds to the State of Oregon, by and through its State Highway Commission, recorded October 28, 1964, in Deed Volume 357, page 229 and 223 and recorded April 29, 1965, in Deed Volume 361, page 134, records of Klamath County, Oregon; (5) Indenture of Access, between State of Oregon, by and through its State

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
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1. WARRANTY DEED

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Highway Commission, and John Sandmeyer, et al dated October 31, 1967, recorded November 29, 1967 in Deed Volume M-67 page 9180, records of Klamath County, Oregon; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Five Thousand and No/100ths (\$105,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Burton E. Gray, 4831 S. 6th Street, Klamath Falls, Oregon.

DATED this 1st day of February, 1980.

Josephine L. Snyder
George A. Pondella, Jr.

STATE OF OREGON)
County of Klamath) ss. February 1, 1980

Personally appeared the above-named JOSEPHINE L. SNYDER and GEORGE A. PONDELLA, JR., and acknowledged the foregoing instrument to be their voluntary act. Before me:

William P. Brandsness
Notary Public for Oregon
My Commission expires: 7-19-82

Return to:

Burton E. and Thelma Jean Gray
4831 South Sixth St.
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 1st day of February A. D. 19 80 at 02 o'clock P. M., an

uly recorded in Vol. M80, of Deeds on Page 2108

Wm D. MILNE, County Clerk

By Barbara J. Haddock

Fee \$7.00

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2. WARRANTY DEED