

S1630

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LARRY VERNIEL PRATT and BARBARA ELAINE PRATT

Grantor,

conveys and warrants to ROBERT O. FERRAND and DORIS J. FERRAND, husband and wife

Grantee,

the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

West 1/2 West 1/2 North 1/2 Northwest 1/4 Southwest 1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM all fissionable materials and mineral, oil and gas rights, as reserved in Deed Volume 362, Page 282, Records of Klamath County, Oregon

Subject to rights of the public in and to any portion lying within the limits of streets, roads or highways

Subject to reservations of easement as contained in instrument recorded in Volume 161, Page 136, Records of Klamath County, Oregon, as follows:

"Subject to the easement for right of way in the public for any public roads heretofore established or existing on said premises, or any part thereof." Subject to a 10 foot easement parallel and along the Southerly boundary for roadway and utility purposes, recorded in Volume M77, Page 2382, Microfilm Records of Klamath County, Oregon.

AFTER RECORDEING RETURN TO:

20 S. 6th P.O. Box 566

Cottage Grove, Oregon 97424

GROVE ESCROW

The said property is free from encumbrances except

The true consideration for this conveyance is \$ 13,000.00  
(Here comply with the requirements of ORS 93.030)

Dated this 7th day of March, 19 80

*Larry Verniel Pratt*  
*Barbara Elaine Pratt*

STATE OF OREGON, County of Lane ) ss. March 7th, 19 80

Personally appeared the above named LARRY VERNIEL PRATT and BARBARA ELAINE PRATT

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

Before me: *Betty J. Wathen*  
Notary Public for Oregon—My commission expires: 9-10-80

Grantees Address 88257 Ellmaker Rd., Veneta, Or. 97487

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of March A.D., 19 80 at 9:49 o'clock A M., and duly recorded in Vol. 4420 of Deeds on Page 4420.

FEE \$3.50

WM. D. MILNE, County Clerk

By *Bernard Shetch* Deputy

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