

41804

KNOW ALL MEN BY THESE PRESENTS, That DAVID W. EULER and JULIE L. EULER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARCUS W. PRUSS and KATHLEEN L. PRUSS, 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:

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

- continued on the reverse side of deed -

(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 on the reverse side of this deed, or those apparetn 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 \$22,500.00

However, the consideration paid for this transfer consists of the property of the grantor, which is hereby conveyed to the grantee, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor shall defend the grantee and grantee's heirs, successors and assigns, from all claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 1th day of March, 19 80; 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.

David W. Euler
DAVID W. EULER

Julie L. Euler
JULIE L. EULER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Yolo
March 4, 19 80

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 _____

Personally appeared the above named DAVID W. EULER and JULIE L. EULER

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

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*
(OFFICIAL SEAL) My commission expires:

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Mr. David W. Euler
P.O. Box 295
West Sacramento, CA 95619
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Marcus W. Pruss
General Delivery
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORD'S USE

By _____ Recording Officer
Deputy

280 MAR 12 PM 1 57 MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

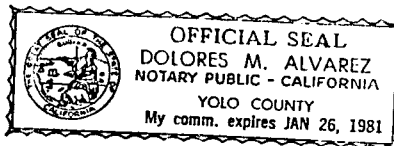
SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Land Status Report recorded October 31, 1958 in Volume 305, page 551, Deed Records of Klamath County, Oregon, to wit:
"The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."
3. Subject to an easement, including the terms and provisions thereof, for joint use roadway and all other roadway purposes, over and across a 30 foot wide strip of land lying North of, adjoining and parallel to the Southerly boundary of the above described property, as reserved in Deed recorded December 4, 1972 in Volume M72, page 13864, Microfilm Records of Klamath County, Oregon.

STATE OF CALIFORNIA
COUNTY OF Yolo ss.
On March 4, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared David W. Euler and Julie L. Euler

known to me to be the person 8 whose name 8
subscribed to the within instrument and acknowledged to me
that they executed the same.
WITNESS my hand and official seal.
Signature [Signature]
Name (Typed or Printed) _____
(This area for official notarial seal)

Form 3001—(Individual) First American Title Company



STATE OF OREGON; COUNTY OF KLAMATH; ss.
Recorded for record at request of Mountain Title Co.
this 12th day of March A. D. 1980, at 1:57 clock P.M., and
truly recorded in Vol. 100, of Deeds on Page 4712
Wm D. MILNE, County Clerk
By [Signature]
Fee \$7.00