

KNOW ALL MEN BY THESE PRESENTS, That FRANCES M. NIXON

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to grantor paid by ALVIN SPERLING and MERCEDES SPERLING, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, 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:

A tract of land situated in the NE $\frac{1}{4}$ of Section 3, Township 37 South, Range 14 east of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point that is 1396 feet West and 30 feet South of the Northeast corner of said Section 3: thence South 100 feet to the Southeast corner of the property described in Deed Volume 44, page 341, Records of Klamath County; thence West 50 feet to the southwest corner of the property described in Deed Volume 44, page 341; thence South 20 feet to a point; thence West 105 feet more or less to the East line of Elder Street; thence North along said East line of Elder Street to the South boundary of Marvin Street; thence East 155 feet more or less to the point of beginning; also that portion of Marvin Street lying South of the centerline of Marvin Street, East of Elder Street and southwesterly of Oregon State Highway #140 excepting therefrom any portion lying within the right-of-way of the Klamath Falls-Lakeview Highway.

Subject to all reservations, restrictions, easements and rights-of-way of record or apparent on the ground, including, but not limited to, the rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highway.

(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

and that grantor will warrant and forever defend the above granted 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 \$15,200

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 21st day of April, 1978.

Frances M. Nixon

STATE OF OREGON, County of LAKE ss. April 21st, 1978

Personally appeared the above named Frances M. Nixon

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

Before me: [Signature]

Notary Public for Oregon

My commission expires 10-4-81

NOTE: The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Frances M. Nixon

GRANTOR'S NAME AND ADDRESS

Alvin Sperling and Mercedes Sperling
husband and wife

ss

CONN & LYNCH
ATTORNEYS AT LAW

PHONE 947-2196 P.O. BOX 351
LAKEVIEW, OREGON 97630

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

Same

Alvin Sperling
P.O. Box 114
Bly, Or.

NAME ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of April, 1980, at 10:26 o'clock A.M., and recorded in book M80 on page 6382 or as file/reel number 82813. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernard K. Ketch Deputy
Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE

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