

MOUNTAIN TITLE COMPANY

WARRANTY DEED MTC-883971 M80 Page 6562

KNOW ALL MEN BY THESE PRESENTS, That
Glenn T. Cox and Shari A. Cox, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Steven E. Gelhardt and Judy C. Gelhardt, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See legal description as it appears on the reverse of this 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
those stated on the reverse of this deed, or those apparent 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 \$ 84,800.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.039)

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 11 day of April, 1980;
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.

(If executed by a corporation,
affix corporate seal)

Glenn T. Cox
Shari A. Cox

STATE OF OREGON,)
County of Klamath) ss.
April 11, 1980

Personally appeared the above named
Glenn T. Cox and Shari A. Cox

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: July 13, 1991

STATE OF OREGON, County of) ss.
1980

Personally appeared 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

a corporation,
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 be-
half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Glenn T. Cox and Shari A. Cox

GRANTOR'S NAME AND ADDRESS

Steven E. Gelhardt and Judy C. Gelhardt
2958 Hope Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instru-
ment was received for record on the
day of 1980

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

MOUNTAIN TITLE COMPANY

LEGAL DESCRIPTION

Beginning at a point in the South line of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is 695.5 feet more or less, West of the quarter corner common to Sections 2 and 11, of said Township and Range, and which point of beginning is also in the West line of Hope Street and is the Northeast corner of Tract 37 of HOMEDALE, a platted subdivision in Klamath County, Oregon; thence North 0° 13' East along the West line of said Hope Street a distance of 115.0 feet; thence North 89° 56' West 47 feet; thence North 66° 52' West along a line parallel to the center line of the Oregon-California & Eastern Railway, a distance of 801.2 feet to the Northeastly right-of-way line of the U.S.R.S. Main Canal; thence South 39° 15' East (South 39° 08' East U.S.R.S.) along said right-of-way line a distance of 554.1 feet, more or less, to the South line of said Section 2, which is also the North line of said Tract 37, HOMEDALE; thence South 89° 54' East along said Section line a distance of 432.8 feet to the point of beginning and being a parcel of land lying in the S½ SW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 16, 1977

Recorded: September 16, 1977

Volume: M77, page 17410, Microfilm Records of Klamath County, Oregon

Amount: \$35,000.00

Mortgagor: Glenn T. Cox and Shari A. Cox, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 27, 1977

Recorded: December 27, 1977

Volume: M77, page 24899, Microfilm Records of Klamath County, Oregon

Amount: \$7,500.00

Mortgagor: Glenn T. Cox and Shari A. Cox, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Mountain Title Co.

on 11th day of April A. D. 19 80 at 2:16 clock P.M. or

file recorded in Vol. M80, of Deeds on Page 6862

W. B. BRUNE, County Clerk

Fee \$7.00