



KNOW ALL MEN BY THESE PRESENTS, That J. NEIL CLEMENT and CAROL ANN CLEMENT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVERN F. BAUCK and SHARON L. BAUCK, husband and wife 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:

A parcel of land in the NE1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the North line of Section 23, at a point which is 77 feet West of the Northeast corner of said NE1/4 of NW1/4; thence West along said North line 264 feet; thence South and parallel with the East line of said NE1/4 NW1/4 165 feet to that parcel deeded to Nellie A. Luttrell in M72 at page 117, Microfilm Records of Klamath County, Oregon; thence East and parallel with the North line of the NE1/4 NW1/4 to the beginning point of that parcel deeded in M74 at page 16319, Microfilm Records of Klamath County, Oregon, to Charley R. Holliday and Evelyn K. Holliday; thence North to the true point of beginning.

(CONTINUED ON REVERSE)

(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 noted of record as of the date of this deed and 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 \$ 46,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 46,000.00~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 29th day of May, 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)

STATE OF OREGON,

County of Klamath

May 29, 1980

Personally appeared the above named J. Neil Clement and Carol Ann Clement, husband and wife

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 5-6-84

J. NEIL CLEMENT

CAROL ANN CLEMENT

STATE OF OREGON, County of ) ss.

Personally appeared ) and

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

J. Neil & Carol Ann Clement

GRANTOR'S NAME AND ADDRESS

Melvorn F. & Sharon L. Bauck

GRANTEE'S NAME AND ADDRESS

After recording return to:

Melvorn F. & Sharon L. Bauck  
Route 3, Box 259A  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

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/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

TOGETHER WITH easement for ingress and egress apputenant to the herein described property, more particularly described as follows:

Beginning at a point N89°31'24"W, 77.00 feet and S0°40'29"W, 165.00 feet from the North 1/4 corner of Section 23, Township 39 South, Range 8 E.W.M., to an iron pin which is the True Point of Beginning; thence Southerly 296.00 feet along the East boundary line of the parcel of land described in the deed to Charley R. Holliday, etux, recorded December 27, 1974 in Volume M74, Page 16318, to the Southeast corner of said parcel; thence Southwesterly along the South boundary of said parcel 32 feet to a point; thence Northerly and parallel to the East line of above mentioned parcel to a point on the North boundary line of said Holliday parcel, which lies 30 feet west of the True Point of Beginning; thence Easterly along said North line of Holliday parcel, 30 feet, more or less, to the True Point of Beginning.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof recorded March 20, 1926 in Volume 69, Page 383, Klamath County Deed Records.
2. Road Maintenance Agreement, including the terms and provisions thereof contained in instrument recorded January 30, 1978 in Volume M78, Page 1790, Klamath County Microfilm Records.

STATE OF OREGON; COUNTY OF KLAWATH; ss.

Filed for record at request of Frontier Title co.

this 5th day of June A. D. 19 80 at 10:50 o'clock A.M., or

duly recorded in Vol. M80, of Deeds on Page 10206

Wm D. MILNE, County Cl-

Fee \$7.00

By Bernetta A. Letcher