

KNOW ALL MEN BY THESE PRESENTS, That RONALD W. STEVENSON and HUGH D. STEVENSON, not as tenants in common but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN FREY and PENNY S. FREY, 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:

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the cased monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point REFERRED TO as point A in that Real Estate Contract recorded in Volume 357, page 114, Klamath County deed records, being West 1328 feet and South 336 feet from the $\frac{1}{4}$ corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 324.00 feet to the TRUE POINT OF BEGINNING of this description; thence 296.00 feet to a point on the South right of way line of the Dallas-California Highway (Front Street); thence East, along said right of way line, 211.00 feet; thence South 448.00 feet; thence West 211.00 feet; thence North 152.00 feet to the POINT OF BEGINNING, with bearings based on Front Street as being East; SURVEY NO. 3204.

(continued on the reverse side 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 as stated on the reverse side of this deed, or those apparen 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 \$28,000.00

~~However, the actual consideration consists of an interest in the property of value given in exchange for the whole or part of the~~ 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 17th day of July, 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)

Ronald W. Stevenson
RONALD W. STEVENSON
Hugh D. Stevenson
in fact for HUGH D. STEVENSON

STATE OF OREGON,)
County of Klamath) ss.
July 17, 1980

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 RONALD W. STEVENSON, for himself and as power of attorney for HUGH D. STEVENSON, and acknowledged the foregoing instrument to be their voluntary act and deed.

_____, 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 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:

Christi L. Garrison
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. Ronald W. Stevenson and Mr. Hugh D. Stevenson,
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Steven Frey

Klamath Falls, OR 97601
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.

Recording Officer

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO:

1. 1980-1981 Real Property Taxes, not yet due and payable.
2. City liens, if any, due to the City of Merrill.
3. Sewer and water use charges, if any, due to the City of Merrill.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
6. Grant of Right of Way, including the terms and provisions thereof, recorded October 27, 1932 in Volume 99, page 152, Records of Klamath County, Oregon, in favor of The California Oregon Power Company, for transmission and distribution of electricity. (Affects this and other property.)
7. Right of Way granted to The California Oregon Power Company, a California corporation, by instrument recorded in Deed Volume 101, page 614, Klamath County Oregon Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 17th day of July A. D. 1980 at 2:26 o'clock P.M., and

fully recorded in Vol. M80, of Deeds on Page 13314

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00