

KNOW ALL MEN BY THESE PRESENTS, That JIMMY D. LEGG and ARLYCE M. LEGG, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY R. MILLER and CAROL E. MILLER, 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:

Lot 12, TRACT NO. 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 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 \$ 58,000.00

However, the actual consideration consists of the property of value given or promised which is the whole consideration of this deed. (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 22nd day of August, 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 } ss.
August 22, 1980

Personally appeared the above named JIMMY D. LEGG and ARLYCE M. LEGG, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

JIMMY D. LEGG

ARLYCE M. LEGG

STATE OF OREGON, County of) ss.

Personally appeared , 19 , 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

, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mr. & Mrs. Jimmy D. Legg
% Glen Legg, Rt. 5, Box 18
Hanceville, Alabama 35077

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Gary R. Miller
905 Hillcrest St.
El Segundo, CA 90245

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,

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.

Recording Officer

By

Deputy

(continued from the reverse side of this deed)

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Covenants, conditions and restrictions, as contained in plat dedication, to wit: "said plat subject to: (1) A non-exclusive public easement for ingress and egress, as shown on the annexed map; (2) All residences built must conform to flood plain requirements, as shown by the apparent high water line on the annexed map; (3) A 75 foot building setback line along side lot lines, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
3. Subject to the requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of a Mobile Home and any interest or liens disclosed thereby.
4. Right of way for pole and wire lines and other facilities for the transmission and distribution of electricity and incidentals, 15 feet wide, as conveyed to The California Oregon Power Company by Deed recorded November 9, 1961 in Volume 333, page 563, Deed Records of Klamath County, Oregon. (General location)
5. Recital in Deed from the United States of America recorded April 23, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon, to wit: "Title to the above described property is conveyed 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."
6. Reservation of all subsurface rights, except water in trust, for the heirs of Mollie Weeks, deceased Klamath Allottee No. 618, as reserved in the Deed from the United States of America recorded April 2, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon.
7. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms and provisions thereof, recorded July 1, 1976 in Volume M76, page 20047, Microfilm Records of Klamath County, Oregon, including but not limited to the following:
 - (1) Reserving to Henry Wolff, Gerald Wolff, Gerry Warren Wolff and Eric Wolff, hunting and fishing rights on the above described real property;
 - (2) Reserving a right of ingress and egress upon and across the above described property for the purpose of keeping and maintaining the irrigation ditches located on said real property and construction of same.
 - (3) Reserving to Henry & Gerald Wolff Ranch, Inc., one-half of all mineral rights located on said property."
8. All the terms and provisions as contained in that certain instrument dated August 3, 1978, executed by the Klamath County Board of Commissioners, recorded August 8, 1978 in Volume M78, page 17821, Records of Klamath County, Oregon; which among other things, provides that said land shall not be divided into lots of less than ten (10) acres, for a period of time as provided therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss:

Filed for record at request of Mountain Title Co.
 this 22nd day of August A. D. 1980 at 1:52 o'clock P. M. &
 duly recorded in Vol. M80, of Deeds on Page 15928

By Wm D. MILNE, County Clerk
[Signature]

Fee \$7.00