

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. OEHL and GRETCHEN L. OEHL, 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 \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

A parcel of land situated in the North Half of the South Half of the Northeast Quarter of the Southeast Quarter of Section 11, Township 39 South. Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the East Half of the Southeast Quarter (E 1/16 corner) of said Section 11; thence North 00°26'00" West (North 00°16' West by Deed Volume M74-9088, as recorded in the Klamath County Deed Records) 1786.3 feet; thence South 89°40'10" East (South 89°31' East by said Deed Volume M74-9088) 150.00 feet to the True Point of Beginning of this description; thence continuing South 89°40'10" East 85.00 feet; thence South 00°19'50" West 129.99 feet to the South line of said North Half of the South Half of the Northeast Quarter of the Southeast Quarter; thence North 89°40'10" West along said line (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 set forth herein,

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 \$55,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 25th 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.

Paul Douglas Jackson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
August 25, 1980

Personally appeared the above named  
Paul Douglas Jackson

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-23-81

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 \_\_\_\_\_

\_\_\_\_\_, 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: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Robert A. & Gretchen L. Oehl	
4007 Homedale Road	
Klamath Falls, Oregon 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, } 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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document, fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By \_\_\_\_\_ Deputy

16010

(CONTINUED)

83.27 feet; thence North 00°26'00" West (North 00°16' West by said Deed Volume M74-9088) 130.00 feet to the True Point of Beginning.

TOGETHER WITH a 60-foot easement, for ingress and egress, described as follows:

Beginning at the True Point of Beginning of the above described parcel; thence South 89°40'10" East 85.00 feet; thence North 00°19'50" East 60.00 feet; thence North 89°40'10" West 205.80 feet to the easterly right of way line of Homedale Road; thence South 00°26'00" East, along said right of way line, 60.00 feet; thence South 89°40'10" East 120 feet to the Point of Beginning, with bearings based on Survey No. 1538, as recorded in the office of the Klamath County Surveyor.

## SUBJECT TO:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet payable. 2. Regulations of Klamath Project and Klamath Irrigation District. 3. Regulations of South Suburban Sanitary District. 4. An easement recorded October 23, 1979 in volume M79, page 24891, in favor of South Suburban Sanitary District. 5. Mortgage recorded in Volume M80, page 2318, in favor of the State of Oregon, represented and acting by the Director of Veterans Affairs, which the Grantee herein agrees to assume and pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.this 25th day of August, A.D. 1980 at 11:47 o'clock A.M., and duly recorded in Vol. M80, of Deeds on Page 16009

W.D. MILNE, County Clerk

By Bernetha A. Detoch

Fee \$7.00