

KNOW ALL MEN BY THESE PRESENTS, That RONALD W. STEVENSON and HUGH D. STEVENSON, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. CHILDRESS and BARBARA A. CHILDRESS, 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 274.00 feet to the true point of beginning of this description; thence North 296.00 feet to a point on the South right of way line of the Dalles-California Highway (Front Street); thence East, along said right of way line, 50.00 feet; thence South 448.00 feet; thence East 211.00 feet; thence South 268.03 feet to a  $\frac{1}{2}$  inch iron pin; thence continuing South 20 feet, more or less, to the Northerly bank of Lost River; thence Northwesterly, along said Northerly

(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 \$ 18,000.00

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 3<sup>rd</sup> day of October, 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, } ss.  
County of Klamath  
October 3, 1980

Personally appeared the above named RONALD W. STEVENSON for himself and as attorney-in-fact for HUGH D. STEVENSON, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Kristi L. Garrison  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6/19/83

RONALD W. STEVENSON  
RONALD W. STEVENSON as attorney-in-fact for HUGH D. STEVENSON } ss.  
STATE OF OREGON, County of Klamath, 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 \_\_\_\_\_

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. Ronald W. Stevenson & Hugh D. Stevenson  
7906 Highway 140  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. John Childress  
P.O. Box 811  
Merrill, OR 97633  
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/reel/number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

bank to a point that is South 5 feet, more or less of a  $\frac{1}{2}$  inch iron pin denoted as Point B, which is located North  $79^{\circ} 02' 00''$  West 153.81 feet from the previously mentioned  $\frac{1}{2}$  inch iron pin; thence continuing Westerly along said Northerly bank of Lost River to a point that is South 9 feet, more or less, of a  $\frac{1}{2}$  inch iron pin denoted as Point C, which is located West 117.44 feet from the above Point B; thence North 9 feet, more or less, to said Point C; thence continuing North 261.30 feet; thence North  $20^{\circ} 24' 19''$  East 21.34 feet; thence North 109.47 feet to the true point of beginning, with bearings based on Front Street as being East, Survey No. 3204.

## SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Merrill.
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. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District.
5. 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.
6. 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. (Blanket Easement)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.this 6th day of October A. D. 1980 at 8:43 clock A.M., and duly recorded in Vol. M80, of Deeds on Page 19262

Wm D. MELNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00