

MTC 91239

93336

KNOW ALL MEN BY THESE PRESENTS, That LELAND L. CHEYNE and BONITA H. CHEYNE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CHARLES E. CLAUSEN and NANCY J. CLAUSEN, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of the S½ of the SE¼ of the SW¼ of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Easterly line of the Oregon State Highway No. 62.

SUBJECT, however, to the following:

1. Rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads or highways.
2. Road easement to the State of Oregon and Telephone line easement to Klamath Telephone and Telegraph Company as set forth in the Deed from the United States of America recorded January 28, 1972 in Volume M72, page 1108, Microfilm Records of Klamath County, Oregon. (No locations given)

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$29,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is 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 23 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)

Leland L. Cheyne
Leland L. Cheyne

Bonita H. Cheyne
Bonita H. Cheyne

STATE OF OREGON,)
County of Klamath) ss.
Oct. 23, 1980.

STATE OF OREGON, County of) ss.
1980.

Personally appeared the above named
Leland L. Cheyne and Bonita H. Cheyne

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

Before me: *Ela Gilbert*

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 6/1/81

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.

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Leland L. & Bonita H. Cheyne
12333 Spring Lake Rd.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Charles E. & Nancy J. Clausen
Star Rt. Box 121
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles E. & Nancy J. Clausen

NAME, ADDRESS, ZIP

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

Charles E. & Nancy J. Clausen

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 3rd day of December, 1980, at 3:46 o'clock P. M., and recorded in book/reel/volume No. M80 on page 23517 or as document/fee/file/instrument/microfilm No. 93336 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
NAME TITLE
By *Bernetha A. Helich* Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE