

KNOW ALL MEN BY THESE PRESENTS, That ESTHER GUDDAT WAYNE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LEONARD W. MILES, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: A TRACT OF LAND SITUATED IN THE SW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE  $\frac{1}{4}$  CORNER COMMON TO SAID SECTIONS 36 AND 31; THENCE N 00° 32' 26" E ALONG THE SECTION LINE, 265.10 FEET; THENCE N 89° 22' 07" W 102.72 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY (100.00 FEET FROM THE CENTERLINE, MEASURED AT RIGHT ANGLES); THENCE N 25° 41' 25" E, ALONG SAID RIGHT OF WAY LINE, 55.20 FEET; THENCE S 89° 22' 07" E 496.76 FEET; THENCE N 25° 41' 25" E 408.60 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED VOLUME 143, PAGE 587, AND ITS EXTENSION 788.85 FEET TO A POINT ON THE EAST LINE OF THE SW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SAID SECTION 31; THENCE SOUTH 00° 13' 33" W 343.03 FEET TO THE CW 1/16 CORNER INNING, REFERENCE TO SURVEY #3223, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR. EXCEPTING THEREFROM LANDS WITHIN THE SE $\frac{1}{4}$  NE $\frac{1}{4}$  OF SECTION 36 TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,000.00

However, the actual consideration consists of or includes other property or value, or is otherwise provided for in this deed, which is the whole 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 22nd day of September, 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.

Esther Guddat Wayne

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Deschutes, Sept. 22, 1980.

Personally appeared the above named Esther Guddat Wayne

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

Before me, Notary Public for Oregon 11-21-81 My commission expires

STATE OF OREGON, County of, 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)

ESTHER GUDDAT WAYNE

GRANTOR'S NAME AND ADDRESS LEONARD & BERNICE MILES

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pine Forest Escrow P.O. Box 685 LaPine, Oregon 97739

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of February, 1981, at 10:38 o'clock A.M., and recorded in book M81 on page 3043 or as file/reel number 96161

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk Recording Officer By Bernice H. Hetch Deputy