

KNOW ALL MEN BY THESE PRESENTS, That DELFORD CRAIN, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN H. BROWN

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: PARCEL 1: An undivided 1/48 interest in a parcel of land in the NE 1/4 of Section 23, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northwest corner of the NE 1/4 of Section 23, Township 36 South, Range 12 East of the Willamette Meridian; thence East along the North line of the NE 1/4, 308.22 feet to the true point of beginning of this description; thence continuing East along the North line of the NE 1/4, 104.28 feet; thence South parallel to the West line of the NE 1/4, 208.56 feet; thence West parallel to the North line of the NE 1/4, 104.28 feet; thence North to the point of beginning, less right of way deed to the Oregon State Highway Department along the North side of said property.

PARCEL 2: (An undivided 59/288ths interest in a parcel of land in the NE 1/4 of Section 23 Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northwest corner of the (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 \$1,000.00

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 13th day of April, 1981; 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)

Delford Crain, Jr.
DELFORD CRAIN, JR.

STATE OF OREGON,)
County of Klamath) ss.
April 13, 1981

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

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:

Personally appeared the above named
DELFORD CRAIN, JR.

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

Christi L. Garrison
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/19/83

Mr. Delford Crain, Jr.
1802 Academy
R. Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. Glen H. Brown
P.O. Box 246
Beatty, OR 97621
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

SPACE RESERVED FOR RECORDER'S USE

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

Recording Officer
By Deputy

NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 36 South, Range 12 East of the Willamette Meridian, thence East along the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 203.94 feet; thence South parallel to the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 208.56 feet; thence East parallel to the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 208.56 feet; thence South parallel to the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 220.44 feet; thence West parallel to the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 412.50 feet; thence North along the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 429.00 feet to the point of beginning. EXCEPTING therefrom that portion deeded to the Oregon State Highway Department along the most northerly side of said property.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of street, roads, or highways.
2. Reservations, restrictions, and easements as contained in Deeds recorded in Volume 301, page 564 and Volume 302, page 517, Deed Records of Klamath County, Oregon.
3. Reservations, restrictions, and easements as contained in Land Status Report recorded in Volume 305, page 187, Deed Records of Klamath County, Oregon. (Affects Parcel 1)
4. Reservations, restrictions, and easements as contained in Deed recorded in Volume 309, page 184, Deed Records of Klamath County, Oregon. (Affects Parcel 2)
5. Reservations, restrictions, and easements as contained in Deed recorded in Volume 322, page 279, Deed Records of Klamath County, Oregon. (Affects Parcel 1)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

this 13th day of April A. D. 19 81 at 3:30 o'clock P. M., and

duly recorded in Vol. 891, of Deeds on Page 6591

EVELYN BIEHN, County Clerk

By Debra C. Janzen

Fee \$7.00