

KNOW ALL MEN BY THESE PRESENTS, That Scott Richards

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James Turner and Michaela Turner, 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:

The N $\frac{1}{2}$ W $\frac{1}{2}$ Lot 14, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING the West 30 feet in roadway.

- Subject, however, to the following:
1. An easement created by instrument, including the terms and provisions thereof, Recorded : February 14, 1950 Book: 236 Page: 562 In favor of : The California Oregon Power Company
 2. An easement created by instrument, including the terms and provisions thereof, Recorded : December 8, 1952 Book: 258 Page: 170 In favor of : The California Oregon Power Company

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,

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 \$46,000.00. 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 (H), 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 _____ day of September, 1979; 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.

Scott A. Richards
Scott Richards

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, September 19, 1979, ss.

STATE OF OREGON, County of _____, 19____, ss.

Personally appeared the above named Scott Richards

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

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: *Linda Stelle*
Notary Public for Oregon
My commission expires 7/13/81

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

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, ss.

I certify that the within instrument was received for record on the 10th day of June, 1981, at 12:04 o'clock P.M., and recorded in book M81 on page 10409 or as file/reel number 629.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By *Bernetha A. H. c. h.* Deputy

Fee \$3.50