

8507

KNOW ALL MEN BY THESE PRESENTS, That

Lewis E. Easley and Grace F. Easley, as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Ivan Daniel Armstrong

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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL# 1: Lots 1 and 2, SUBDIVISION OF TRACTS B & C, FRONTIER TRACTS, according
to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

PARCEL# 2: The Southerly 7 feet of Lot 35, TRACT A, FRONTIER TRACTS, according to the
official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

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 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 \$ 34,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 20 day of January, 1982,
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)

Enver Bozgoz for Lewis E. Easley
His Attorney In Fact
Grace F. Easley

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of

January 20, 1982

Personally appeared:

Personally appeared the above named
Enver Bozgoz for Lewis E. Easley
His Attorney In Fact and Grace F. Easley
for herself acknowledged the foregoing instru-
ment to be their voluntary act and deed.

and
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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL
SEAL)

Before me
Jude Stolle

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Lewis E. Easley and Grace F. Easley

GRANTOR'S NAME AND ADDRESS

Ivan Daniel Armstrong
Box 69 A -Harriman Route
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment 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.

Recording Officer

Deputy

By

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

SUBJECT TO:

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Easement for flowage and seepage, including the terms and provisions thereof, granted to the United States of America, by instrument recorded April 8, 1932 in Volume 97, page 237, Deed Records of Klamath County, Oregon.
(Affects this and other property)

Conditions and restrictions as contained in instrument recorded June 8, 1964 in Volume 353, page 347, Deed Records of Klamath County, Oregon.

Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 12, 1976

Recorded: August 17, 1976

Volume: M76, page 12742, Microfilm Records of Klamath County, Oregon

Amount: \$18,800.00

Grantor: Lewis E. Easley and Grace F. Easley, husband and wife
Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls
(With other property)

Subject to terms and provisions of Decree of Dissolution of Marriage, File No. 79-1157E, Lewis E. Easley, petitioner vs. Grace F. Easley, respondent:

"Said property is to be listed for sale within thirty (30) days of the date of this order and both parties shall receive one-half of proceeds from the sale of the property after all debts of the marriage are paid. Attorneys fees for each of the parties attorneys are also to be paid from the proceeds of the sale of the property." (Affects Parcel 1)

Notice of Claim of Attorney's Lien

Recorded: April 16, 1981

Volume: M81, page 6824, Microfilm Records of Klamath County, Oregon

Claimant: Neal Buchanan

Amount: \$798.06, plus interest, if any

Reservations and restrictions as contained in Deed from Frontier Guest Ranch, an Oregon corporation as grantor, to John A. Wiess as grantee, recorded in Volume 300, page 178, Deed Records of Klamath County, Oregon, to wit:

"Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property."
(Affects Parcel 2)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 21 day of January A.D. 1982 at 3:46 clock P.M. and

duly recorded in Vol. M 82, of Deeds on page 893.

Fee \$8.00

EV LYN BIEHN, County Clerk

By Joyce McQuinn