

This Indenture Witnesseth, THAT JAMES R. ADAIR

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hereinafter known as grantor for the consideration hereinafter recited,  
ha S bargained and sold, and by these presents do es grant, bargain, sell and convey unto  
JAMES H. SPURLOCK and MARY ANN SPURLOCK, husband and wife, Grantees,  
their heirs and assigns, the following described premises, situated in Klamath County,  
Oregon, to-wit:

See description attached hereto as Exhibit "A"  
and incorporated herein by this reference.

The true and actual consideration for this transfer is \$265,000.00. ~~being~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee  
their heirs and assigns forever. And the said grantor does hereby covenant to and with the said  
grantees, their heirs and assigns, that he is the owner in fee simple of said premises;  
that they are free from all incumbrances, except those set forth on Exhibit "A"  
and that he will warrant and defend the same from all lawful claims whatsoever, except those  
above-set forth. on Exhibit "A" hereto.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal  
this 6th day of August 19 82 .

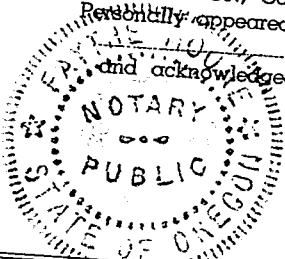
*James R. Adair* (SEAL)  
James R. Adair

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. August 6, 1982  
Personally appeared the above named James R. Adair  
and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

*Laythe Mone*  
Notary Public for Oregon.  
My commission expires 3/27/83.

After recording return to:

Mr. & Mrs. James H. Spurlock  
2126 Lakeshore Drive

Klamath Falls, Or 97601

Until a change is requested, all tax statements  
shall be sent to the following name and address:

*Grantees*

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was re-  
ceived for record on the \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book  
said County. \_\_\_\_\_ on page \_\_\_\_\_ Record of Deeds of

Witness my hand and seal of County affixed.

Wm. M. Ganong-Attorney  
P. O. Box 57  
Klamath Falls, OR 97601

County Clerk-Recorder

By \_\_\_\_\_

Deputy

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Beginning at the most Westerly corner of a parcel of land conveyed by Kincaid to Lillard as described in a deed recorded in Klamath County Deed Records, Volume 114 page 586, which point of beginning is on the Northerly right of way line of Lakeshore Drive and is South 75°29' East a distance of 118.42 feet from the most Northerly corner of Lot 26 in Ouse Kila Homesites, thence South 45° 03' East a distance of 36.78 feet; thence Southeasterly along the arc of a curve which designates the Northerly right of way line of said Lakeshore Drive, whose radius is 380.9 feet in length, a distance of 163.22 feet; thence North 25°0' East a distance of 200 feet, more or less, to the shore-line of Upper Klamath Lake; thence Westerly along said shore-line a distance of 150 feet, more or less, to a point which is North 48°43' East from the point of beginning; thence South 48°43' West a distance of 136 feet, more or less, to the point of beginning, being a parcel of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

PARCEL 2:

Beginning at a point on the East right of way line of Secondary Highway No. 421 which lies North 89°59' East (this bearing is South 89°57' East in Lakewood Heights) a distance of 1375.08 feet and South 44°08' East along the East right of way line of the Highway a distance of 78.29 feet from the iron pin which marks the quarter section corner common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, (note this point of beginning marks the most Westerly corner of the tract described on page 531, Volume 164, Deed records of Klamath County, Oregon) and running thence North 48°43' East along the Northwesterly line of the above noted tract a distance of 138.5 feet to a point on the shore line of Upper Klamath Lake; thence North 66°17' West along the shore line of Upper Klamath Lake a distance of 12.76 feet to an iron pin; thence South 43°45' West a distance of 133.6 feet, more or less, to the point of beginning, said parcel being in Section 23, Township 38 South, Range 8 East of the Willamette Meridian and Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

SUBJECT TO: Real Property taxes and assessments for the year 1982-83 which are now a lien but are not yet payable; restrictions, rights of way and easements of record and those apparent on the land; and ALSO SUBJECT TO that certain Note and Trust Deed dated March 6, 1981, and recorded March 18, 1981 in Volume M81 at page 4972 of the Mortgage Records of Klamath County, Oregon, which the Grantees have assumed, agreed to pay and perform and to hold Grantor harmless from.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

12:02

this 16 day of August A.D. 1982 at \_\_\_\_\_ o'clock P.M., and

duly recorded in Vol. M 82, of Deeds on the 10632

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McArthur