

KNOW ALL MEN BY THESE PRESENTS, That

Betty Byron

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ronald Snook and Debra Snook, Husband and wife, as to an undivided one-half interest, and Edward Snook and Katherine Snook, husband and wife, as to an undivided one-half interest, hereinafter called grantees, and unto grantees 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

of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in Section 29, Township 37 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the southeast corner of said Section 29; thence N88°07'44"W along the south line of said Section 29, 803.28 feet; thence leaving said south section line NORTH, 585.58 feet to a 5/8 inch iron pin marking the POINT OF BEGINNING for this description; thence continuing NORTH, 231.10 feet to a 5/8 inch iron pin in the centerline of a private road described in Deed Volume M73 at page 16734 of Klamath County Deed Records; thence along said road centerline the following courses and distances: N65°23'11"W, 424.18 feet to a 1/2 inch iron pin; N23°25'24"W, 140.68 feet to a 1/2 inch iron pin; N59°04'49"W, 285.72 feet to a 1/2 inch iron pin; N46°41'57"W, 30.53 feet to a 5/8 inch iron pin; thence leaving said roadway centerline N88°28'12"W along a line that is parallel to but 30.00 feet southerly of the north line of the south half of said SE 1/4, 1068.43 feet to a 5/8 inch iron pin; thence S01°38'16"E along a line that is parallel to but 74.25 feet easterly of the westerly line of said south half of the SE 1/4, 676.01 feet to a 5/8 inch iron pin; thence S88°07'44"E, 1758.55 feet to the point of beginning containing 23.51 acres more or less.

Together with:

An easement for ingress and egress over and upon the private road described in Deed Volume M73 at page 16734 Klamath county Deed Records.

Subject to:

A roadway easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows:

Beginning at the point of intersection of said Simpson Canyon Road centerline with the north line of the above described property from which the northwest corner of the above described property bears N88°28'12"W, 330.60 feet; thence S28°07'32"E

along said centerline, 388.63 feet; thence S36°50'53"E continuing along said centerline, 404.62 feet; thence S68°28'33"E continuing along said centerline to it's intersection with the south line of the above described property.

Also subject to:

A roadway easement 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows:

Beginning at the point of intersection of the centerline of said road with the north line of the above described property from which the northeast corner of said above described property bears S88°28'12"E, 220.82 feet; thence S03°36'12"E, 159.30 feet; thence S12°19'57"E, 537.64 feet to the intersection of said centerline with the south line of the above described property.

13962

This deed is given to release all Right, Title and Interest of above Grantor.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$  
 However, the actual consideration consists of or includes other property or value given or promised 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 24th day of September, 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.

Betty Byron

*Betty Byron*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON ARIZONA

County of Maricopa } ss.  
 September 24, 1982

Personally appeared the above named

*Betty Byron*  
 and acknowledged the foregoing instrument to be a voluntary act and deed.

*Notary Public for Oregon*  
 My commission expires

My Commission Expires Oct. 30, 1983

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

Betty Byron  
 3612 E. Mariposa St.  
 Phoenix, Az. 85018  
 GRANTOR'S NAME AND ADDRESS

Ronald Snook and Debra Snook,  
 Husband and wife as to undivided 1/2 interest and  
 Edward Snook and Katherine Snook as  
 to undivided 1/2 interest

After recording return to:  
 Ronald Snook and Debra Snook  
 2045 N.W. 5th  
 Ontario, Oregon 97914  
 NAME, ADDRESS, ZIP

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

Klamath First Federal  
 2943 S. 6th  
 Klamath Falls  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

I certify that the within instrument was received for record on the 20 day of Oct, 1982 at 12:35 o'clock P.M., and recorded in book/reel/volume No. M82 on page 13961 or as document/fee/file/instrument/microfilm No. 16510 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
 By *Evelyn Biehn* Deputy  
 Fee \$8.00