

KNOW ALL MEN BY THESE PRESENTS, That RICHARD ALLAN NOLEN and BETH ANNE NOLEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST WAYNE WEBB and DEBRA RENEE WEBB, husband and wife

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:

Tract 29 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County, by Deed recorded September 11, 1944, in Volume 112, page 19, Deed Records of Klamath County, Oregon.

- 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 and 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 \$ 67,000.00

the whole, part of the consideration (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 3rd day of November, 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)

STATE OF OREGON,

County of Klamath

November 3, 1982

Personally appeared the above named

RICHARD ALLAN NOLEN and BETH ANNE NOLEN, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

RICHARD ALLAN NOLEN

BETH ANNE NOLEN

STATE OF OREGON, County of ) ss.

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

a corporation, 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:

(OFFICIAL SEAL)

Mr. & Mrs. Richard Allan Nolen

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Ernest Wayne Webb

5308 Altamont  
Klamath Falls, OR 97601

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

STATE OF OREGON,

County of ) ss.

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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983 due and payable.  
Amount: \$663.86, plus interest, if any  
Amount: \$ 6.53, plus interest, if any  
Account No.: 24-3909-1524 Tax Lot 1400  
Account No.: 24-3909-1524 Tax Lot 1401
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
5. Warranty Clearance Easement created by instrument, including the terms and provisions thereof, dated April 8, 1957, recorded April 8, 1957, in Volume 291, page 6, Deed Records of Klamath County, Oregon, in favor of the United States of America.
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 21, 1977

Recorded: December 22, 1977

Volume: M77, page 24731, Microfilm Records of Klamath County, Oregon  
Amount: \$42,005.00

Amount: \$42,005.00

Mortgagee: State of Oregon, Department of Transportation

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M78972)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

1. 4 day of Nov. A.D. 19 82 at 10:01 o'clock A.M., and

duly recorded in Vol. M 82, of Deeds on a c 14660

**Fee \$8.00**

EVLYN BEHN, Court Clerk

By Jorge M. Rivera

JATN:10;  
CLASS2