

KNOW ALL MEN BY THESE PRESENTS, That CECIL PETTY and HELEN PETTY, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM J. GRIFFITH and ALICE E. GRIFFITH, husband and wife, hereinafter called grantee, and unto grantee's 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, State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 12, Township 29 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING any portion contained in the rights of way of The Dalles California Highway and East Diamond Lake Highway.

SUBJECT TO:

- (1) Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
- (2) Right of way as disclosed by instrument recorded October 18, 1955 in Volume 278, page 314, Deed Records of Klamath County, Oregon, to wit: "Subject to a right-of-way granted to the Bonneville Power Administration under the Act of February 5, 1948 (62 Stat. 17)."

(Continued on the reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$67,857.00. 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 ①, 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 9th day of April, 1976; 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 Deschutes } ss.
April 9, 1976

Personally appeared the above named Cecil Petty and Helen Petty

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 10-1-76

CECIL PETTY

HELEN PETTY

STATE OF OREGON, County of Deschutes } ss.
April 9, 1976

Personally appeared _____ 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 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)

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.

By,

Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arthur Lynn
4124 No. Grove St
Tillamook, OR 97141

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

(3) Right of way, including the terms and provisions thereof, from Delford Lang, et ux, to the State of Oregon, by and through its State Highway Commission, recorded November 25, 1955 in Deed Volume 279, page 323, Records of Klamath County, Oregon.

(4) Certificate of Right of Way, including the terms and provisions thereof, as set forth in an instrument recorded August 18, 1958 in Deed Volume 302, page 225, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 28th day of December, A.D. 19 82 at 12:22 clock P.M.

duly recorded in Vol. M82, of Deeds on Page 18453

By Evelyn Bienn County Clerk

Fee \$8.00