

20770

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KNOW ALL MEN BY THESE PRESENTS, That
Ruth A Wilhelm husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Roger D Smith and Ruth J Smith husband and wife, hereinafter called
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:

A parcel of land situate in the NW 1/4 of Section 30, Township 24 South, Range
9 East of the Willamette Meridian, Klamath County, Oregon, more particularly
described as follows:

Beginning at a point along the original Southwest line of the land of Jim Erikson,
being also a corner common to Crescent Heights Subdivision and E. B. Stumbaugh
reserved land, a 5/8" steel rod, from which the NE 1/6 corner of said Section 30
bears North 72° 52' 07" East 481.31 feet; Thence along two lines with Crescent
Heights Subdivision, South 38° 58' 09" West 100.00 feet to a point, a 5/8" steel
rod; thence North 77° 00' 07" West 168.11 feet to a point, a 5/8" steel rod along
the East right-of-way line of U. S. Highway 97 and 50 feet from the centerline
thereof; thence along said right of way line, North 15° 00' 13" East 180.00 feet
to a point in a paved driveway, a center-punched railroad spike; thence along
two lines as agreed between E. B. Stumbaugh and Jim Erikson: South 55° 46' 32"
East 220.94 feet to a point, a 5/8" steel rod; South 15° 00' 13" West, parallel
to U. S. Highway 97, 10.00 feet to the point of beginning.

(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

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 \$ 52,325.61

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 5 day of Feb, 1983;
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.

Executed by a corporation,
(affix corporate seal)

Douglas F. Wilhelm
Ruth A. Wilhelm

STATE OF OREGON,

County of Deschutes } ss.
5 Feb, 1983

Personally appeared the above named
Douglas F. Wilhelm
Ruth A. Wilhelm

and acknowledged the foregoing instru-
ment to be THEIR voluntary act and deed

(OFFICIAL SEAL)

Before me:
KATHLEEN M. WEISNER
Notary Public for Oregon
My commission expires: 11-25-86

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, and
_____, 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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Douglas F. & Ruth A. Wilhelm
P.O. Box 52
Crescent, Oregon 97733
GRANTOR'S NAME AND ADDRESS

Roger D. & Ruth J. Smith
P.O. Box 237
Crescent, Oregon 97733
GRANTEE'S NAME AND ADDRESS

After recording return to:

PINE FOREST ESCROW, INC.

P. O. BOX 685

LA PINE, OREGON 97739

NAME, ADDRESS, ZIP

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

Rodger D Smith

P.O. Box 237

Crescent, Oregon 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
24 day of Feb., 1983
at 11:48 o'clock A.M., and recorded
in book reel volume No. M83 on
page 2887 or as document/fee/file/
instrument/microfilm No. 20770.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Joyce M. Thur Deputy
Fee \$4.00

Deputy

SPACE RESERVED
FOR
RECORDER'S USE