

KNOW ALL MEN BY THESE PRESENTS, That EUGENE O. SHEEHY and FRANCES L. SHEEHY, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. WALSH, a Single Man, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southwest quarter of the Northeast quarter of Section 26, Township 39 South, Range 9 East, Willamette Meridian, LESS a portion deeded to the City of Klamath Falls, dated February 9, 1955, recorded February 15, 1955, in Volume 272 of Deeds, page 310, records of Klamath County, Oregon, as follows: Beginning at an iron pipe which marks the Southwest 1/16 corner of the NW 1/4 NE 1/4, Section 26 in Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence South 89°38'15" East along the Southerly line of the NW 1/4 NE 1/4 of said Section 26, a distance of 18.38 feet to an iron pin; thence South 21°30'15" East a distance of 1428.85 feet to an iron pin, said pin being on the Southerly line of the SW 1/4 NE 1/4 of said Section 26; thence North 89°36'15" West along said Southerly line of the SW 1/4 NE 1/4 of said Section 26, a distance of 554.87 feet to a fence corner post, said post marking the center of said Section 26; thence North 0°32'45" East along the Westerly line of

(Continued on reverse) (If 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 noted of record as of the date 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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is not of the same nature as the 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 20th day of August, 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.

Eugene O. Sheehy

Eugene O. Sheehy

Frances L. Sheehy

Frances L. Sheehy

STATE OF OREGON, County of Klamath) ss.

Personally appeared _____ 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 _____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of Klamath) ss.

County of Klamath

August 20, 1976

Personally appeared the above named Eugene O. Sheehy and Frances L. Sheehy

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

Before me: [Signature]

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

Eugene O. and Frances L. Sheehy P. O. Box 594 Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Richard J. Walsh Rt. 1 Box 555 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

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

SPACE RESERVED FOR RECORDER'S USE

12021

KNOW ALL MEN BY THESE PRESENTS THAT EUGENE O. SHEEHY and FRANCES L. SHEEHY, husband and wife,

Continuation of Description:

SWINE¹ of said Section 26 a distance of 1325.67 feet to the point of beginning
SUBJECT TO

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. Right of way, 10 feet wide, for the transmission and distribution of electricity and incidentals as conveyed to the California Oregon Power Company by instrument recorded July 11, 1938 in Volume 116, page 441. (General location)
3. Warranty Clearance Easement and incidentals as conveyed to the United States of America by instrument recorded April 10, 1964 in Volume 352, page 277, Klamath County, Oregon.

STATE OF OREGON,
County of Klamath

Filed for record at request of

on this 8th day of AUG A.D. 1983

at 10:41 o'clock A M. and duly

recorded in Vol. M83 of DEEDS

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

[Signature]
Eugene O. Sheehy

FRANCES L. SHEEHY
STATE OF OREGON, County of Klamath

Personally appeared

each for himself and for the other, did say that the former is the

and that the seal affixed to the foregoing instrument is the corporate seal

OFFICIAL
SEAL

Notary Public for Oregon
My commission expires

STATE OF OREGON
County of Klamath

I certify that the within instrument was received for record on the day of _____, 1983 at _____ o'clock PM and recorded in book _____ on page _____ the reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
Deputy

FRANCES L. SHEEHY and EUGENE O. SHEEHY
Klamath Falls, Oregon 97601

Richard J. Walter
Rt. 1 Box 122
Klamath Falls, Oregon 97601

1983 AUG 8 10:41 AM DEEDS M83 13020