

30198

MTC 129913-K

NORAH D. CAVAN

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
AVIS C. LITTLE

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:

A tract of land in the SW 1/4 SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at a point South 660 feet and West 279.2 feet from the Northeast corner of the SW 1/4 SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence West a distance of 129.5 feet; thence North 42° 48' West a distance of 111.1 feet to the Southeast boundary of the Chiloquin-Williamson River Market Road; thence North 47° 12' East along said boundary a distance of 95.0 feet; thence South 42° 48' East at right angles to said road a distance of 199.1 feet, more or less to the poing of beginning.

MOUNTAIN TITLE COMPANY INC.

- 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 \$ 7,098.98

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,098.98. The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030. The words "consideration" and "value" given or promised, which are the words of the consideration, shall be deleted. 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, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

November 3, 1983

Personally appeared the above named
NORAH D. CAVAN

I and she acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/87

STATE OF OREGON, County of _____ ss.
_____, 19____

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 _____

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.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:

Norah D. Cavan

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Avis C. Little

P.O. Box 246

Chiloquin, OR 97624

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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Reservations and restrictions in Deed from United States of America to John P. Mannering and Ruthane E. Mannering, recorded in Volume 289, page 443, Deed Records of Klamath County, Oregon, to wit:
"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water are hereby reserved in trust, for the heirs of Winona Wood Jonah, deceased Klamath Allottee No. 1336."
3. Right of Way, including the terms and provisions thereof, granted to the State of Oregon, by and through its State Highway Commission by instrument recorded August 10, 1959, in Volume 134, page 673, Deed Records of Klamath County, Oregon.
4. 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: October 21, 1975
Recorded: October 21, 1975
Volume: M75, page 13157, Microfilm Records of Klamath County, Oregon
Mortgagor: Norah D. Cavan
Mortgagee: Farmers Home Administration

The Grantee named herein has agreed to assume and pay the above described Mortgage.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 3rd day of November A.D. 19 83
at 3:55 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 18998

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00