

30828

KNOW ALL MEN BY THESE PRESENTS, That Melita E. Mieth, aka Melita E. Hall

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert R. Richey and Elizabeth Richey, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: A parcel of land lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at a point 285.72 feet North and 1300.86 feet East of the Southwest corner, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, which point is located on East boundary of Lot 7, said Section 34; thence South 147.90 feet to a stake at edge of William-son River; thence South 85° West for 200 feet; thence South 43° West 91.20 feet; thence North 231.80 feet; thence East 261.40 feet to the point of beginning. BUT EXCEPTING THEREFROM the 100 foot by 50 foot parcel conveyed to Lloyd Lotches by Land Status Report recorded in Book 306 at page 467, Deed Records.

Subject, however, to the following:

- 1. Taxes for the year 1977-78 are now a lien but not yet payable.
2. Subject to rights of any existing utilities and to reservation of any

for continuation of this document see reverse side of this deed)
To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.
And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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, and that any, as of the date of this deed;

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 \$ 9,000.00
However, the actual consideration consists of or includes other property or value given or promised which is part of 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 6th day of September, 1977; 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.

Melita E. Mieth, aka Melita E. Hall

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Union, September 6, 1977

Personally appeared the above named Melita E. Mieth, aka Melita E. Hall

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

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires 4-24-78

STATE OF OREGON, County of ... 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: 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. Recording Officer Deputy

GRANTOR'S NAME AND ADDRESS GRANTEE'S NAME AND ADDRESS

After recording return to: Frank W. Oklund P.O. Box 381 Chiloquin, Oreg. 97624

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

Richard & Diane Wells P.O. Box 119 Chiloquin, Ore. 97624

SPACE RESERVED FOR RECORDER'S USE

ck 8.00

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19960

roads or utilities built by United States of America, including the terms and provisions thereof, all as set forth in Deed from Bureau of Indian Affairs recorded June 12, 1958 in Book 300 at page 98, Deed Records.

3. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

4. An easement created by instrument, including the terms and provisions thereof,

Recorded : April 10, 1941 Book: 136 Page: 507
In favor of : California Oregon Power Company
For : Power Line Easement.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 21 day of Nov. A.D. 1933
at 2:11 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 19959

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00

(7)