

31330

Vol. M83 Page 20902

KNOW ALL MEN BY THESE PRESENTS, That Afton O. James, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Glenn Everett Land and Frances Lorene Land, 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:

The North half of Lot 7 in Block 7 of ALTAMONT ACRES

EXCEPTIONS:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations as shown in deed from F. L. Weaver, et ux to Katherine Evans dated March 9, 1937 and recorded March 9, 1937 in Book 108 at page 206, Deed Records of Klamath County, Oregon. "Easements reserved along boundary lines for construction and maintenance of irrigation ditches and drains."

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.—see above.

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 \$22,600.00. 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 13th day of June, 1975; 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  
June 16, 1975

Personally appeared the above named  
Afton O. Muhlbach also known as  
Afton O. James,

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

Before me:

Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-21-77

STATE OF OREGON, County of

Personally appeared

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to

Glenn Everett Land -  
3041 Altamont - 97603  
City

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of December, 1983, at 11:21 o'clock A.M., and recorded in book M83 on page 20902 or as file/reel number 31330.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Ben Smith Recording Officer  
Deputy

Fee: \$4.00