

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. WALKER and ROMA J. WALKER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by TERRY L. GUTHRIE and DENISE A. GUTHRIE, 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:

See attached Exhibit "A"  
SUBJECT TO AND EXCEPTING:

- 1) Liens of the City of Merrill, if any.
- 2) An easement created by instrument, including the terms and provisions thereof, dated October 12, 1967, recorded January 15, 1968, in M-68 at page 346, in favor of James L. Walker and Roma J. Walker, husband and wife.
- 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

NOTE: 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.

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 above, 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 \$ 76,500

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). If not applicable, should be deleted. Sec 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 1st day of FEBRUARY, 19 84, 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.

James L Walker  
Roma J Walker

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
FEBRUARY 1st, 19 84

Personally appeared the above named  
JAMES L. WALKER and  
ROMA J. WALKER

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

Before me: *Shirley A. Page*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 4/24/85

JAMES L. WALKER and ROMA J. WALKER  
P. O. Drawer J  
Merrill, OR 97633

TERRY L. GUTHRIE and DENISE A. GUTHRIE  
P. O. Box 574  
Merrill, OR 97633

After recording return to:  
Klamath First Federal Savings and Loan Assoc.  
540 Main Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address.  
Klamath First Federal Savings and Loan Assoc.  
540 Main Street  
Klamath Falls, OR 97601

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 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.

By \_\_\_\_\_ Recording Officer  
Deputy

DESCRIPTION

1694

A tract of land situated in Block 3 HODGES ADDITION TO MERRILL and in Tract 18, MERRILL TRACTS, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Southeast corner of said Block 3, Hodges Addition to Merrill; thence West along the South line of said Block 3 a distance of 13.86 feet to a three quarter inch iron pin on the Southwest corner of said Block 3; said point also being the Southeast corner of said Tract 18, of Merrill Tracts; thence continuing West along the South line of said Tract 18 a distance of 121.14 feet to a point; thence North 00° 25' West parallel with the East line of said Block 3 a distance of 125.00 feet to a point; thence East parallel with the South line of said Tract 18 and said Block 3 a distance of 135.00 feet to a one-half inch iron pin on the East line of said Block 3; thence South 00° 25' East along the East line of said Block 3 a distance of 125.00 feet to the point of beginning.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 1st day of Feb A.D. 19 84  
at 10:50 o'clock A. M. and duly  
recorded in Vol. M84 of Deeds  
Page 1693

EVELYN BIEHN, County Clerk

By Paul Smith Deputy

Fee 8.00