

KNOW ALL MEN BY THESE PRESENTS, That ROBERT R. ROSS and VIOLET M. ROSS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILFRED E. SHULMIRE and NEATA M. SHULMIRE, husband and wife, 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 parcel of land situated in the NW 1/4 SW 1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the Southeast corner of the NW 1/4 SW 1/4 of Section 34; thence West along the South boundary of the NW 1/4 SW 1/4, a distance of 875 feet; thence North parallel with the West line of the NW 1/4 SW 1/4, a distance of 1100 feet, more or less, to the center boundary of an existing drain ditch; thence in a Southeasterly direction along the center line of said drain ditch a distance of 910 feet, more or less, to the East line of the NW 1/4 SW 1/4; thence South along the East line of the NW 1/4 SW 1/4 a distance

of 820 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion used for irrigation canal, drain ditches, or county road.

(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

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 \$ 82,500.00

~~HOWEVER, THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 82,500.00~~

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 12th day of March, 1984, 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
March 12, 1984

Personally appeared the above named ROBERT R. ROSS and VIOLET M. ROSS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/89

Robert R. Ross
ROBERT R. ROSS

Violet M. Ross
VIOLET M. ROSS

STATE OF OREGON, County of Klamath, ss.
March 12, 1984

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Robert R. Ross
Rt. 1 Box 636 R
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Wilfred E. & Neata M. Shulmire
Rt. 1 Box 636 R
Klamath Falls, OR 97601
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, 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.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Affidavit, including the terms and provisions thereof, dated June 1, 1979, recorded August 24, 1979, in Book m 79 at page 20207, Microfilm Records, from Robert R. Ross, Grantor, to State of Oregon-DEQ, for a permit which would allow grantor to install an experimental on-site sewage treatment and disposal system.
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: February 19, 1980
 Recorded: February 20, 1980
 Volume: M80, page 3323, Microfilm Records of Klamath County, Oregon
 Amount: \$56,344.00
 Mortgagor: Robert R. Ross and Violet M. Ross, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees named herein hereby agree 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 13th day of March A.D. 19 84
 at 8:32 o'clock A M, and duly
 recorded in Vol. M84 of Deeds
 Page 3989

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00