

35845

KNOW ALL MEN BY THESE PRESENTS, That

FERN A. SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 LARRY A. HARDGROVE and SHARON E. HARDGROVE, husband and wife, hereinafter called
 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land in the SW 1/4 of Section 20, Township 38 South, Range 9 East of the
 Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1280 feet East and 1352 feet North of the Section corner common to
 Sections 19, 20, 29, and 30, Township 38 South, Range 9 East of the Willamette Meridian,
 said point being in the center line of "A" Street as shown on the plat of Highway
 Addition filed May 31, 1927, in Plat Book 7 and page 9, now vacated, and on the Westerly
 line of Biehn Street as now located (80 feet wide); thence Westerly along the center line
 of said vacated "A" Street to the Easterly line of Lakeport Boulevard; thence North in a
 straight line 274 feet more or less to the South line of the Southern Pacific Railroad

MOUNTAIN TITLE COMPANY INC.

right of way; thence Southeasterly tracing the Southerly line of said right of way 313
 feet, more or less, to the Westerly line of said Biehn Street; thence South 127.2 feet
 more or less to the point of beginning.

(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

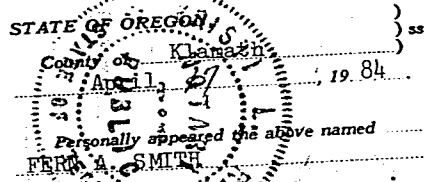
and that
 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00
 However, the actual consideration consists of other property or value given or promised which
 the whole consideration indicated 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 17th day of April, 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.

Fern A. Smith
 FERN A. SMITH

(If executed by a corporation,
affix corporate seal)

Personally appeared the above named
 FERN A. SMITH
 and acknowledged the foregoing instru-
 ment to be her voluntary act and deed.

Before me:
 Kristin L. Redd
 (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87STATE OF OREGON, County of Klamath ss.

Personally appeared Fern A. Smith, 1984,
 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 be-
 half 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Fern A. Smith

1022 Lytton
Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Larry A. & Sharon E. Hardgrove

P.O. Box 278
Yermo, CA 92398
 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 Klamath

I certify that the within instru-
 ment was received for record on the
 day of April, 1984,
 at 10:00 o'clock A.M., and recorded
 in book 6676 on page 1 or as
 file/reel number 1

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

By Fern A. Smith 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. Subject to the reservations in Deed from Central Eastern Railway Company to John H. Decker, et ux, dated April 5, 1948, recorded May 3, 1948, in Volume 220, page 133, Deed Records of Klamath County, Oregon.

"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 23rd day of April A.D. 19 84
at 11:12 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 6676

EVELYN BIEHN, County Clerk

By Bon Smith, Deputy

Fee 8.00

