

38271

JAMES M. EVANS and JANE E. A. EVANS,

KNOW ALL MEN BY THESE PRESENTS, That
husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE L. KNAPP
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:SEE LEGAL DESCRIPTION AS IT APPEARS ON THE
REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

(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 shown on the reverse of this deed and those of record and apparent upon the land, if any as of the date of this deedgrantor 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 \$ 20,750.00However, 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 @, 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 28th day of June 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

Personally appeared the above named
James M. Evans and Jane E. A. Evans

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

(OFFICIAL
SEAL)Notary Public for Oregon
My commission expires: 7/13/84Notary Public for Oregon
My commission expires:

James M. & Jane E. A. Evans

Dale L. Knapp

P. O. Box 198

Midland, OR

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

Personally appeared _____, 19____, and
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:

(OFFICIAL
SEAL)

STATE OF OREGON,

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.SPACE RESERVED
FOR
RECORDER'S USE

By _____

Recording Officer
Deputy

DESCRIPTION

A tract of land situated in the SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe on the Northerly right of way line of Longacre Road, said pipe being the Southwest corner of Tract "G", according to the recorded survey No. 627 of the Klamath County Surveyor's records, lying North along the quarter line a distance of 644.6 feet and North $59^{\circ} 53' 00''$ East along said right of way line, a distance of 482.8 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, thence North $59^{\circ} 53' 00''$ East along said right of way line 112.05 feet to a $\frac{3}{4}$ " iron pipe at the Southeast corner of said Tract "G"; thence North $06^{\circ} 08' 05''$ East a distance of 481.46 feet to a $\frac{3}{4}$ " iron pipe at the Northeast corner of said Tract "G"; thence South $60^{\circ} 02' 18''$ West a distance of 112.17 feet to a $\frac{3}{4}$ " iron pipe at the Northwest corner of said Tract "G"; thence South $06^{\circ} 06' 07''$ West a distance of 481.63 feet to the point of beginning.

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. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 18, 1980

Recorded: December 19, 1980

Volume: M80, page 24667, Microfilm Records of Klamath County, Oregon

Amount: \$18,500.00

Grantor: James M. Evans and Jane E. A. Evans, husband and wife

Trustee: Klamath First Federal Savings and Loan Association

Beneficiary: John R. Miller

Grantee as he appears on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full.

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 29 day of June A.D. 19 84
at 11:45 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 10975

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00