

KNOW ALL MEN BY THESE PRESENTS, That CLEM JAY PINE also known as CLEM J. PINE and ANN J. PINE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES R. ZIGLER and NORA J. ZIGLER, 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:

A tract of land situated in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the North center of Section 1; thence East to the Northwest corner of deed 258/670; thence South 742.4 feet to the true point of beginning; thence East 165.6 feet; thence South 139.3 feet; thence West 165.6 feet; thence North 139.3 feet to the point of beginning.

EXCEPTING THEREFROM the South 20 feet.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 59,000.00

(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 24th day of August, 1978; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, offer corporate seal)

CLEM JAY PINE aka CLEM J. PINE

ANN J. PINE

STATE OF OREGON,

County of Klamath

August 24th day of August, 1978

Personally appeared, the above named

CLEM JAY PINE aka CLEM J. PINE and ANN J. PINE husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-22-81

STATE OF OREGON, County of Klamath

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.

Subscribed:

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

CLEM J. & ANN J. PINE  
2441 Unity Street  
Klamath Falls, Oregon 97601

JAMES R. & NORA J. ZIGLER  
3415 Coronado  
Klamath Falls, Oregon 97601

After recording return to:  
JAMES R. & NORA J. ZIGLER  
3415 Coronado  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
JAMES R. & NORA J. ZIGLER  
3415 Coronado Way  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of December, 1978, at 3:31 o'clock P.M., and recorded in book 184 on page 21162, or as file/real number 44261. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By *Pam Smith* Recording Officer  
Deputy

Fee: \$5.00