

85 FEB 14 1985-14326-K

KNOW ALL MEN BY THESE PRESENTS, That ELMER C. JORDAN and GERALDINE F. JORDAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA G. NASH and LOREDA A. BOULWARE, not as tenants in common, but, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That part of Lot 10, lying West of the Southern Pacific Railroad rights of way in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the South 330 feet thereof.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

(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 from 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 \$ 61,000.00

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of January, 1985.

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.

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)

Elmer C. Jordan
ELMER C. JORDAN

Geraldine F. Jordan
GERALDINE F. JORDAN

STATE OF OREGON } ss.
County of Klamath }
January 31, 19 85.

Personally appeared the above named ELMER C. JORDAN and GERALDINE F. JORDAN, husband and wife

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

Before me:
(OFFICIAL SEAL) Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of) ss.

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

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)
Notary Public for Oregon
My commission expires:

ELMER C. JORDAN and GERALDINE F. JORDAN
Pouch B
Ketchikan, Alaska 99501
GRANTOR'S NAME AND ADDRESS

Barbara G. Nash & Loreda A. Boulware
P.O. Box 119
Chiloquin, OR 97624
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.
Recording Officer
By Deputy

SPACE RESERVED FOR RECORDER'S USE

- 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. Reservations and restrictions as contained in instrument recorded in Volume 309, page 569, Records of Klamath County, Oregon as follows:
"Subject to such rights for railroad purposes as the Oregon Eastern Railway may have under the Act of March 2, 1899."
3. Reservations and restrictions as contained in instrument recorded in Volume 310, page 346, Records of Klamath County, Oregon:
"And there is reserved from the lands hereby allotted a right of way thereon for ditches or canals constructed by the authority of the United States."
4. Subject to an easement over the Easterly 60 feet of the above described property for a joint user roadway, as disclosed by instrument recorded October 3, 1966, in Volume M66, page 9736, Microfilm Records of Klamath County, Oregon.
5. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.
6. 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: April 17, 1980

Recorded: April 17, 1980

Volume: M80, page 7144, Microfilm Records of Klamath County, Oregon

Amount: \$40,000.00

Grantor: Elmer C. Jordan and Geraldine F. Jordan, husband and wife

Trustee: Mountain Title Company

Beneficiary: Joseph Mesh and Nora Mesh, husband and wife

The Grantees named herein hereby agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 14th day of February A.D. 19 85
at 10:34 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 2282

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00