

49037

ATC 85131

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

KNOW ALL MEN BY THESE PRESENTS, That

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ROBERTA SPIER

to grantor paid by RICHARD K. PENNINGTON AND ROBERT PENNINGTON, hereinafter called the grantor, for the consideration hereinafter stated,

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: the undivided one-third interest as joint tenants with the right of survivorship and not as tenants in common of Buyers right, title and interest in a contract of sale between Seller and Buyer dated July 1, 1977, and in the real property described in the contract and below:

A tract of land situated in the W $\frac{1}{2}$, SE $\frac{1}{4}$ of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the south quarter of said Section Twenty-Seven (27); thence North 00 13' 02" West, 332.46 feet; thence East 662.39 feet; thence South 00 17' 12" East, 329.89 feet; thence South 89 46' 39" West, 662.79 feet to the point of beginning, containing 5.04 acres, more or less.

SUBJECT to a 30 foot easement along the East side.

(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 subject to conditions, restrictions, reservations, and easements of record.

granted 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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of~~ the whole consideration (indicate which).⁰

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 13 day of May, 1985.

STATE OF CALIFORNIA

COUNTY OF HUMBOLDT

On MAY 13, 1985

signed Notary Public, personally appeared

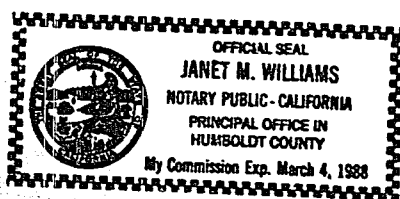
ROBERTA SPIER

(personally known to me) (proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to the within instrument and acknowledged that SHE executed the same.

Signature

Janet M. Williams

SEAL



Roberta Spier

GRANTOR'S NAME AND ADDRESS

Richard K. Pennington, et ux
51655 Pine
La Pine, Or. 97739

GRANTEE'S NAME AND ADDRESS

Richard K. Pennington
51655 Pine
La Pine, Or. 97739

After recording return to:

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

Richard K. Pennington
51655 Pine
La Pine, Or. 97739

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of May, 1985, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M85 on page 7647 or as document/fee/file/instrument/microfilm No. 49037, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00

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.

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

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