

OA

49038

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KNOW ALL MEN BY THESE PRESENTS, That Kenneth D. Boyer and Sharon Michele Boyer, Husband and Wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD PENNINGTON and ROBERT PENNINGTON

, 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:

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 follow:

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.

The above described property (tract of land) subject to a 30-foot easement along the east side.

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.

(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 easements, right of ways, roadways, conditions, covenants and restrictions of record, if any

and that grantor will warrant and forever defend the above 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 \$8,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ <sup>①</sup>

In construing this deed and where the context so requires, the singular includes the plural.

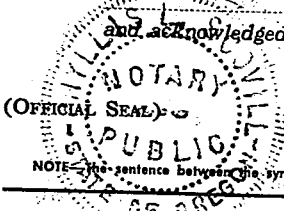
WITNESS grantor's hand this 11 day of April, 1985.

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.

*Sharon M. Boyer*  
Sharon M. Boyer

STATE OF OREGON, County of Deschutes ss. 11 April, 1985  
Personally appeared the above named Kenneth D. Boyer and Sharon Michele Boyer

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



Before me: *Shirley L. Scott*  
Notary Public for Oregon  
My commission expires 4/29/88

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

Richard Pennington  
51655 Pine  
La Pine, Or. 97739

GRANTEE'S NAME AND ADDRESS

Richard 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 Pennington  
51655 Pine  
La Pine, Or. 97739

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 7648 or as document/fee/file/instrument/microfilm No. 49038, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Frank Smith* Deputy

Fee: \$5.00

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