

51364

MTC#145450

Vol. M85 Page 11669

KNOW ALL MEN BY THESE PRESENTS, That James E. Boyles

to grantor paid by Allan P. Lueck and Janet C. Lueck, 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:

Description of property 25-24-8
Por W 2 SW4NW4SW4

Beginning at the southwest corner of the southwest quarter of the north-west quarter of the southwest quarter of section 25, township 24 south range 8 east of the Willamette Meridian; thence north along the west line of said section 25 a distance of 396.0 feet to the TRUE POINT OF BEGINNING; thence continuing north along said section line 264.0 feet; thence east parallel with the south line of the said southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said section 25, a distance of 330 feet more or less to the east line of the west half of the southwest $\frac{1}{4}$ of the north west $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said section 25; thence south along the said east line of the west half of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said section 25, a distance of 264.0 feet; thence west parallel with the south line of said southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of said section 25, 330.0 feet more or less to the TRUE POINT OF BEGINNING in Klamath County, Oregon. Except the east 15.0 feet for road purposes.

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.

(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.

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 \$5,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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

WITNESS grantor's hand this 15th day of March, 1985.

James E. Boyles

STATE OF OREGON, County of Lane, ss. Personally appeared the above named James E. Boyles, March 15, 1985.

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

(OFFICIAL SEAL)

Before me: Theodore H. Sipe

Notary Public for Oregon

My commission expires Nov 27, 1987

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

Allan P. Lueck & Janet C. Lueck
994 S. 71st
Springfield, OR 97478

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

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 24th day of July, 1985, at 11:27 o'clock A.M., and recorded in book/reel/volume No. M85 on page 11669 or as document/fee/file/instrument/microfilm No. 51364 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00