

54726

Vol. m85 Page 17304

KNOW ALL MEN BY THESE PRESENTS, That
Gary L. Burbank and Billie R. Burbank, husband and wife

to grantor paid by Gary L. Burbank and Billie A. Burbank, hereinafter called the grantor, for the consideration hereinafter stated,

to grantor paid by John R. Cantonwine and Philip St. Lawrence, 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:

All that portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, located east of abandoned Oregon Trunk Railroad right-of-way.

SUBJECT TO the following easements as recorded in Klamath County, Oregon:

- egon:
(1) DV30, page 377 in favor Oregon Trunk Railway;
(2) DV M-84, page 10409 in favor Telephone Utilities, Inc;
(3) DV M-84, page 15608 in favor Midstate Electric Cooperative, Inc;
(4) and no others.

The total acreage is based on a legal survey completed and recorded by a licensed surveyor. The total number of acres is 4.43.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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.....
there are none.....

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 \$ 5,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100,000.00.

~~Whereas, the actual consideration consists of or includes such property or value as may be promised without~~
 part of the consideration (indicate which) \$

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

WITNESS grantor's hand this 10th day of September, 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.

September 11, 1985

Gary L. Burbank

Billie R. Burbank

STATE OF OREGON, County of...Klamath.

E. OF OREGON, County of Klamath ss.
 Personally appeared the above named Gary L. Burbank and Billie R. Burbank

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

Before me: The Clerk

Notary Public for Oregon
My commission expires 7-15-88

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.

Gary and Billie Burbank
33296 Pendleton Way
Cottage Grove, OR 9742

John R. Cantonwine Philip C. Cantonwine
Star Route Box 33 Star Route Box 82
Chemult, OR 97731 Chemult, OR 97731

After recording return to:

Philip C. Cantonwine
Star Route Box 82
Chemult, OR 97731

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

John R. Cantonwine
Star Route Box 33
Chemult, OR 97731

STATE OF OREGON,

County ofKlamath

I certify that the within instrument was received for record on the 24th day of October, 1985, at 10:57 o'clock A.M., and recorded in book/reel/volume No. M85 on page 17304 or as document/fee/file/instrument/microfilm No. 54726. 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

95 OCT 24 AM 10 57