

KNOW ALL MEN BY THESE PRESENTS, That HENRIETTA HORN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. L. MUELLER and CARLA LEE MUELLER, husband and wife, hereinafter called the grantees, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

"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."

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 those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 36,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted: See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 21st day of October, 1986, 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)

X Henrietta Horn
HENRIETTA HORN

STATE OF OREGON,

County of Klamath

10/21

1986

Personally appeared the above named
Henrietta Horn

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

STATE OF OREGON, County of

19

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

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:

8/16/88

HENRIETTA HORN

GRANTOR'S NAME AND ADDRESS

JAMES R. L. MUELLER & CARLA LEE MUELLER
3629 Altamont

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

By

Recording Officer
Deputy

All the following described real property situate in Klamath County, Oregon:

All that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7 Township 37 South, Range 9 East, Willamette Meridian which lies Southerly of the following described line:

Beginning at a 5/8" iron rod on the Easterly right of way line of Algoma Road (Old Dalles-California Highway), from which the Northeast corner of said Section 7 bears North 83°25'56" East 2619.29 feet; thence South 89°05'36" East 400.61 feet to a 5/8" iron rod; thence South 38°14'11" East 102.02 feet to a 5/8" iron rod; thence East 818.4 feet, more or less, to a point on the Easterly line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 7.

Also, all that portion of the S $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7 Township 37 South, Range 9 East, Willamette Meridian, which lies Northerly and Westerly of that certain right of way deeded by Ellen and Stephen Herlihy to the Algoma Lumber Company on October 3, 1914, as shown by the Deed Records of Klamath County, Oregon, Volume 42, page 557.

EXCEPTING THEREFROM,

Beginning at a $\frac{1}{2}$ -inch iron pin which is North 36°59'30" West a distance of 421.9 feet from an iron pin which is 2218.6 feet South and 934.1 feet West of the NE corner of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and also marks the most Southerly point of a survey made for Howard Brown and registered with the Klamath County Surveyor's Office as Survey No. 1056; thence North 27°27'07" West a distance of 917.7 feet to a $\frac{1}{2}$ -inch iron pin; thence North 61°23'16" East a distance of 212.5 feet to a $\frac{1}{2}$ -inch iron pin; thence South 33°42'23" East a distance of 977.0 feet to a $\frac{1}{2}$ -inch iron pin on Brown's property line; thence South 71°16'16" West a distance of 322.8 feet along Brown's property line to the point of beginning.

FURTHER EXCEPTING,

That portion of the S $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 37S, Range 9 East of the Willamette Meridian lying South of the North boundary of the Algoma Lumber Company Railroad right of way, now abandoned, as shown by Deed recorded in Volume 42, page 557, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 23rd day
of _____ October _____ A.D., 19 86 at 9:50 o'clock A. M., and duly recorded in Vol. M86
of _____ Deeds _____ on Page 19295.

FEE \$14.00

Evelyn Biehn, County Clerk
By _____