

69563

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KNOW ALL MEN BY THESE PRESENTS, That DWIGHT C. KIRCHER and DORIS I. KIRCHER, husband and wife, and FRANK W. OHLUND and JANE A. OHLUND, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by an unmarried woman, and ANN KATHARINE RAY, an unmarried woman, 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: A tract of land situated in the SW 1/4 of Section 27, Township 34 South, Range 7 E.W.M. Klamath County, Oregon and being more particularly described as follows: Beginning at a point on the northerly line of Pine Ridge Estates, said point being S 00° 12' 08" E 184.37 feet and S 89° 45' 22" E 661.43 feet from the northwest corner of said S 1/4 NE 1/4; thence N 40° 39' 08" W 501 feet; thence N 82° 14' 32" E 390.90 feet to the westerly bank of Williamson River; thence S 46° 49' 00" E, along said bank, 135.29 feet to the northerly line of said Pine Ridge Estates; thence along the boundary of said Pine Ridge Estates, N 89° 45' 22" W 190.09 feet, S 12° 27' 00" E 164.00 feet and N 61° 38' 22" W 339.40 feet to the point of beginning, containing 1.16 acres, with bearings based on Rainbow Park on the Williamson;

SUBJECT TO: A 25-foot ingress and egress easement for adjoining properties, said easement being northeasterly of and adjacent to the southwesterly lines of the above described tract of land.

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 current taxes due for 1977/78, easements and/or rights of way of record and apparent on the land, and that 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 \$ 15,500. 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 26th day of October, 1977; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
October 26, 1977

STATE OF OREGON, County of _____, 19____) ss.
Personally appeared _____

Personally appeared the above named Dwight C. Kircher, Doris I. Kircher, Frank W. Ohlund and Jane A. Ohlund

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

Before me: *Spaul B. Kalita*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-22-78

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: _____
Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

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

Phyllis J. Carter / Ann K. Ray
Box 400
Chiloquin, Oregon 97624

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of December, 1986, at 2:43 o'clock P.M., and recorded in book M86 on page 23551 or as file/reel number 69563

Record of Deeds of said county.
Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk
By *Bernetha J. Welch* Recording Officer
Deputy

Fee \$10.00