

KNOW ALL MEN BY THESE PRESENTS, that Phyllis Joan Carter, an unmarried woman, and Ann Katharine Ray, an unmarried woman, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Phyllis Joan Carter, an unmarried woman, and Ann Katharine Ray, an unmarried woman, as tenants in common with right of survivorship, 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 SW 1/4 NE 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 SW 1/4 NE 1/4; thence N 40 39' 08" W 50' 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, 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 other than money.

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 27<sup>th</sup> day of April, 1982; 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.

Phyllis Joan Carter  
Ann Katharine Ray

[ 7152

STATE OF OREGON

County of Klamath

} ss

Personally appeared the above  
Ray and acknowledged the foregoing  
be their voluntary act and deed.

named Phyllis Joan Carter and Ann Katharine  
instrument to be the foregoing instrument to

Before me:

(Seal)

PUBLIC

Notary Public for Oregon

My commission expires: 1-27-90

Phyllis J. Carter/Ann K. Ray

P. O. Box 400

Chiloquin, Oregon 97624

Grantor's name and address

Same

Grantee's name and address

After Recording return to: MTC

STATE OF OREGON,

County of Klamath

} ss

I certify that the within instrument was  
received for record on the 28th day of April,  
1987, at 1:19 o'clock P. M., and recorded in  
book/real/volume No. M87 on page 7151 or as  
document/fee/file/instrument/microfilm No. 73942,  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Name

Title

By

*Sam Smith*

Deputy

Fee: \$9.00

Name, Address, Zip

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

Phyllis J. Carter/Ann K. Ray

P. O. Box 400

Chiloquin, Oregon 97624

Name, address, zip