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KNOW ALL MEN BY THESE PRESENTS, That Doris T. Dell

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard Lynn Bechtold and Diane Lynn Bechtold, husband and wife

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:

Lot 1, BLOCK 131, SKIDMORE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at the Northeast corner of Lot 1, BLOCK 131, SKIDMORE ADDITION, thence South 89° 32' 40" West 109.33 feet to the true point of beginning; thence continuing South 89° 32' 40" West 109.33 feet to the Northwest corner of said Lot 1; thence South 16° 51' 30" East along the West line of said Lot 1, 308.15 feet; thence North 89° 42' 10" East 95 feet to a point; thence North to the point of beginning, which bearings based on the recorded plat of BLOCK 131, SKIDMORE ADDITION.

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 those 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 $ [illegible] dollars.

However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which) ☐ (The amount in money or other property or value given or promised which is part