

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GORDON C. ASHCRAFT & BEVERLY A. ASHCRAFT, husband and wife \_\_\_\_\_, 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 ap-  
pertaining, 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.

SUBJECT TO: Liens and encumbrances of record, including Mortgage in favor of Janet R. Sherril recorded in Volume M79, page 4558, and assigned to South Valley State Bank by instrument recorded in Volume M87, page 4196, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay.

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 and that

of record and apparent upon the land, if any, as of the date of this deed 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 purchase price of this transfer, stated in terms of dollars, is \$ 104,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 104,000.00

~~However, the entire transfer fee consists of a number of other property conveyance taxes and fees which are included in the whole part of the consideration between the parties.~~

the singular includes the plural and all grammatical

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.

WITNESSETH that this 11th day of September 1987:

In Witness Whereof, the grantor has executed this instrument this 11th day of September, 1987; 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)

STATE OF OREGON,

County of ....Klamath

Personally appeared the above named

Arvil W. Wyrick

and acknowledged the foregoing instru-  
his voluntary act and deed.

De la France

Notary Public for Oregon  
My Commission expires:

ARVIL W. WYRICK

GRANTOR'S NAME AND ADDRESS

GORDON C. ASHCRAFT & BEVERLY A. ASHCRAFT  
10480 Crystal Springs Rd  
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 ..... ) ss.  
..... 19.....

Personally appeared \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, who, being duly sworn, for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_.

....., a corporation,  
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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

**Notary Public for Oregon**  
**My commission expires:**

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

# MOUNTAIN TITLE COMPANY

EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of the N1/2 of Lot 10 in Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of the U.S.R.S. Diversion Reservoir, East of Lost River and South of the Crystal Springs County Road, said parcel of land being more particularly described as follows:

Beginning at the iron pipe monument marking the corner common to Sections 20, 21, 28 and 29, Township 39 South, Range 10 East of the Willamette Meridian, said point also being the Northeast corner of said Lot 10; thence South 31 degrees 23' West a distance of 35.17 feet to a 5/8 inch iron pin set in a fence line on the Southerly right of way line of Crystal Springs Road and the true point of beginning of this description; thence continuing South 31 degrees 23' West a distance of 518.23 feet to a 5/8 inch iron pin; thence West a distance of 336.5 feet to a 5/8 inch iron pin; thence North 07 degrees 41' East a distance of 322.0 feet, more or less, to a 5/8 inch iron pin set in a fence line of the Southerly right of way of Crystal Springs Road; thence Northeasterly along the Southerly right of way line of Crystal Springs Road to the point of beginning, said description being in accordance with Survey No. 1861 filed in the office of the Klamath County Surveyor on August 22, 1973.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 11th day  
of September A.D., 19 87 at 1:16 o'clock P M., and duly recorded in Vol. M87,  
of Deeds on Page 16534.  
By Evelyn Biehn, County Clerk [Signature]

FEE \$14.00