

KNOW ALL MEN BY THESE PRESENTS, That Robert D. Payne and Virginia J. Payne, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dick B. Leever and Joan Randolph, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of vacated Blocks 4, 9, and 14, of Terminal City, a vacated subdivision of Klamath County, Oregon and those portions of vacated North Street, Cherry Street, Halo Street and the alleys within said blocks.

Also: Beginning at the point of the Intersection of the North line of Terminal City, a duly recorded, but vacated, subdivision in Klamath County, Oregon, with the centerline of the northerly terminus of Midway Avenue as said street is shown on the recorded plat of said Terminal City; thence, North 45° 12' 48" East, 432.75, more or less, to  $\frac{1}{4}$  X 24" iron pin on the Southwesterly Boundary line of the Southern Pacific Railroad right-of-way; Thence, Southeasterly along said Railroad right-of way line, 388.49 feet, more or less, to it's point of intersection with the North line of said Terminal City; thence, West along the North line of said Terminal City, 546.62 feet, more or less to the point of beginning. Said tract of land being situated in the NW $\frac{1}{4}$  of Section 18, TWP 38S, RNG 9, EWM, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 reservations and restrictions of record and those 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 \$ 18,500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18 day of September, 19 87; 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.

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.

X Robert D. Payne  
Robert D. Payne

Virginia J. Payne  
Virginia J. Payne

STATE OF OREGON, } ss.  
County of Klamath  
September 18, 19 87.

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_ ss.

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 \_\_\_\_\_

\_\_\_\_\_ 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 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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named Robert D. Payne and Virginia J. Payne

and acknowledged the foregoing instrument to be their voluntary act and deed.  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7-6-90

Robert D. ; Virginia J. Payne

GRANTOR'S NAME AND ADDRESS  
Dick B. Leever Joan Randolph

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath 1st Terminal St  
540 Main St  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 18th day of September, 19 87, at 11:08 o'clock A.M., and recorded in book/reel/volume No. 1187 on page 16982 or as fee/file/instrument/microfilm/reception No. 19444, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee: \$10.00

By Ann Smith Deputy

SEP 19 AM 11 08