

KNOW ALL MEN BY THESE PRESENTS, That James N. Emard

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Beverly Glessner, James W. Glessner, Dawn L. Glessner, Andria L. Glessner, and ; 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:

The NW1/4NW1/4 Section 15, Township 30 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
 2. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Williamson River.
 3. Right of way, including the terms and provisions thereof, for a fire road and all appurtenants thereto constructed by United States of America as disclosed by Deed to Simplot-Devoe Lumber Co., recorded December 2, 1957, in Deed Volume 296 at page 54.
- (For continuation of this document, see reverse side of this deed.)

(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 as noted of record as of the date of this deed and those 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,000.00.

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 21st day of January, 1980; 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)

James N. Emard

STATE OF OREGON,

County of Klamath

January 21, 1980

Personally appeared the above named James N. Emard

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2/1/81

STATE OF OREGON, County of ss.

Personally appeared

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James W. & Beverly Glessner
HC 63 Box 564 B
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

James W. & Beverly Glessner
HC 63 Box 564 B
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book, reel volume No. on page or as document/fee/tile/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

12335

4. Any existing easements visible on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 305 at page 318, Deed Records.
5. Any existing easements visible on the ground for roads, pipelines or utilities to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 305 at page 637, Deed Records.
6. Subject to all subsurface rights, except water, reserved to the heirs of Lucy Snipes, their heirs, and assigns, in Patent recorded December 2, 1957 in Deed Volume 296 at page 54, Deed Records.
7. Subject to subsurface rights reserved to Greta DeMent, as disclosed by Bargain & Sale Deed recorded January 11, 1973, in Book M-73 at page 337, Microfilm Records, being an undivided 39600/158400 interest in the Lucy Snipes Allotment No. 1236.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.of Aug. A.D., 1988 at 10:26 o'clock A.M., and duly recorded in Vol. M88 dayof Deedson Page 12334

Evelyn Biehn

County Clerk

By Pauline Mullendore

FEE \$13.00