

KNOW ALL MEN BY THESE PRESENTS, That WAYNE C. CHURCH and MARY A. CHURCH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. TAYLOR

, 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 parcel of land containing 4.40 acres, more or less, situated in the Northeast one-quarter of Section 1, Township 40 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Range line between Ranges 7 and 8 East of the Willamette Meridian, being the Southeasterly corner of said parcel, from which the East 1/4 corner of Section 1 on the said Range line bears S 00°03'59"E -- 1256.09 feet; thence S 89°56'01"W -- 400.00 feet at right angles to the said Range line to a 5/8" iron rod; thence N 00°03'59"W -- 479.08 feet and parallel to the said Range line to a 5/8" iron rod; thence N 89°56'01"E -- 400.00 feet at right angles to the said Range line to a 5/8" iron rod on the said Range line; thence S 00°03'59"E -- 479.08 feet along the said Range line to the point of beginning.

(continued on other side)

(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 subject to easements, restrictions, reservations and rights-of-way 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 \$ 16,500.00.

① 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). ② (The sentence between the symbols ①, 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 6th day of June, 1978; 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)

Wayne C. Church
Mary A. Church

STATE OF OREGON,

County of Klamath

June 6, 1978

Personally appeared the above named Wayne C. Church and Mary A. Church

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

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Wayne C. and Mary A. Church
522 Pacific Terrace
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

James R. Taylor
P.O. Box 257
Keno, Oregon 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:

James R. Taylor
174 1/2 Virginia Dr.
Costa Mesa, CA 92627
NAME, ADDRESS, ZIP

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

James R. Taylor
174 1/2 Virginia Dr.
Costa Mesa, CA 92627
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 _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Together with a non-exclusive easement, 16 feet wide, for ingress and egress over and across the following property:

Beginning at the East 1/4 Corner of Section 1 on the Range line between Ranges 7 and 8 East of the Willamette Meridian; thence N 00°03'59"W -- 1735.17 feet to a 5/8" iron rod on the said Range line; thence S 89°56'01"W -- 198.00 feet at right angles to the said Range line to a 5/8" iron rod, being the true point of beginning;

thence S 89°56'01"W -- 16.00 feet at right angles to the said Range line to a point;

thence N 00°03'59"W and parallel to the said Range line to a point at the intersection with the Southerly right-of-way line of Highway 66;

thence Easterly along the Southerly right-of-way line of said Highway to a point 16 feet distance when measured at right angles to the West line of the herein described parcel;

thence S 00°03'59"E -- 660.00 feet and parallel to the said Range line to the point of true beginning.

The basis of bearings is Recorded Survey No. 1167 on file in the office of the County Surveyor of Klamath County, Oregon.

Subject to Grant of Right-of-way to California Oregon Power Company for erection and maintenance of power and telephone lines as described in Deed Volume 76, page 69 of Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 31st day of March A.D., 19 92 at 3:51 o'clock PM., and duly recorded in Vol. M92 of Deeds on Page 6683.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mulendore