

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN E. ARMANTROUT and PATRICIA A. ARMANTROUT, husband and wife, - - - hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN L. PERRY and DONNA S. PERRY, - - - husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:
PARCEL 1: Beginning at a point which is 30 feet North and 212 feet East from the Southwest corner of Lot 29 in Section 14, Twp. 36 S.R. 12 E.W.M.; thence due East along the State Highway, 132 feet; thence due North 132 feet; thence West 116 feet; thence North 198 feet; thence West 16 feet; thence South 330 feet to the point of beginning. EXCEPTING THEREFROM the following: A seven-foot strip of land situated in said Lot 29, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 14 Twp. 36 S.R. 12 E.W.M., more particularly described as follows: Beginning at an iron pin located North a distance of 30.0 feet and East a distance of 344.0 feet from the iron pipe marking the Southwest corner of said Sec. 14; thence North a distance of 132.0 feet to an iron pin; thence West a distance of 7.0 feet to an iron pin; thence South a distance of 132.0 feet to an iron pin; thence East a distance of 7.0 feet, more or less, to the point of beginning.
PARCEL 2: (described on reverse)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those listed above and reservations, restrictions, 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 \$ 80,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1 day of September, 1977; 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,) ss.
County of Klamath
September 1, 1977

Personally appeared the above named
Stephen E. Armantrout and
Patricia A. Armantrout, husband
& wife, and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Reginald R. LeQuieu
Notary Public for Oregon
My commission expires 7-3-81

Stephen E. & Patricia A. Armantrout
P. O. Box 143
Beatty, OR 97621

GRANTOR'S NAME AND ADDRESS

John L. & Donna S. Perry

P. O. Box 25

Beatty, OR 97621

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. John L. Perry

P. O. Box 25

Beatty, OR 97621

NAME, ADDRESS, ZIP

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

Mr. and Mrs. John L. Perry

O. Box 25

Beatty, OR 97621

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath,) ss.
September 1, 1977

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.

Before me:
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON,) ss.
County of Klamath

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.

WM. D. MILNE

Recording Officer

By _____ Deputy

Continuation of property description:

PARCEL 2:

Beginning at the Southwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 14, Twp. 36 S.R. 12 E.W.M.; thence East 228 feet; thence North 162 feet to the place of beginning; thence North 198 feet; thence East 109.4 feet; thence South 198 feet; thence West 109.4 feet to the place of beginning in SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 14 Twp. 36 S.R. 12 E.W.M.

SUBJECT TO:

1. Right of way for transmission line, including the terms and provisions thereof, given by O. T. Anderson and Elva L. Anderson, husband and wife, to The California Oregon Power Company, dated August 21, 1930, recorded October 2, 1930, Vol. 93, page 94, Deed Records of Klamath County, Oregon.

2. Reservations and restrictions contained in Land Status Report dated April 8, 1959, recorded April 13, 1959, Vol. 311, page 470, Deed Records of Klamath County, Oregon, as follows: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)." Affects Parcel 2.

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of John L. Perry the 31st day of March A.D., 19 93 at 11:29 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 6490

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller