

70220

KNOW ALL MEN BY THESE PRESENTS, That Donald Potter and Jean Frances Potter, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by George Carson, Jr. and Alice M. Carson, 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: A parcel of land situated in the SW $\frac{1}{4}$  of Section 5, T35S, R9E, W.M., Klamath County, Oregon being more particularly described as follows: Beginning at a 5/8 inch iron pin marking the southeast corner of said SW $\frac{1}{4}$ ; thence N89°35'56" W along the south line of said Section 5, 912.37 feet to the mean centerline of Sprague River; thence N10°21'27" W along said river centerline and the extension thereof 1343 feet more or less to the north line of the S $\frac{1}{2}$  of said SW $\frac{1}{4}$ ; thence easterly along said north line of the S $\frac{1}{2}$  SW $\frac{1}{4}$ , 65 feet more or less to the southwest right-of-way line of the Sprague River-Chiloquin Highway; thence Southeasterly along said right-of-way line, 1335 feet more or less to the east line of said SW $\frac{1}{4}$ ; thence leaving said right-of-way line southerly along said east line SW $\frac{1}{4}$  555 feet more or less to the point of beginning.

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 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 \$130,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols  $\circledast$ , 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 11 day of March, 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,  
County of Klamath } ss.  
March 11, 1977

Donald Potter  
Donald Potter  
Jean Frances Potter  
STATE OF OREGON, County of \_\_\_\_\_ ) 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.

Personally appeared the above named Donald Potter and Jean Frances Potter, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kathy R. Mallama  
Notary Public for Oregon  
My commission expires 6-13-80

Notary Public for Oregon  
My commission expires: (OFFICIAL SEAL)

POTTER	GRANTOR'S NAME AND ADDRESS
CARSON	GRANTEE'S NAME AND ADDRESS
After recording return to: George & Alice Carson 11700 SPRAGUE RIVER RD. CHILOQUIN, OR. 97639 NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: STATE AS ABOVE NAME, ADDRESS, ZIP	

STATE OF OREGON, County of Klamath } ss. I certify that the within instrument was received for record on the 25th day of Oct., 1993, at 1:40 o'clock PM., and recorded in book M93 on page 27964 or as file/reel number 70220, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk Recording Officer By Dawn M. Mulins Deputy
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Fee \$30.00