

83970

KNOW ALL MEN BY THESE PRESENTS, That William P. Landon and Virginia B. Landon, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gay Lerwill and Page Lerwill, 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 situate in the E 1/2 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows: Beginning at an iron pin on the North boundary of the Klamath Falls-Lakeview Highway, said point being East a distance of 30.0 feet and South a distance of 1821.4 feet from the Northwest corner of the NE 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, said corner being also the Northeast corner of "Junction Acres" Subdivision; thence North parallel to the West line of the E 1/2 NE 1/4 of Section 7 a distance of 245.0 feet to an iron pin; thence East a distance of 270.4 feet to the true point of beginning; thence continuing East a distance of 138.8 feet; thence South 2° 23' West, a distance of 383.4 feet to the North boundary of the Klamath Falls-Lakeview Highway; thence North 70° 40' West along the North (for continuation of this legal description see reverse side of this deed)

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 \$ 44,000.00. 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 @, 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 26th day of May, 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)

STATE OF OREGON, } ss.
County of Klamath
May 26, 1978

Personally appeared the above named William P. Landon and Virginia B. Landon, husband and wife

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

Before me: DONNA K. RICK
Notary Public Oregon
My Commission Expires 7/1/79

William P. Landon
Virginia B. Landon
STATE OF OREGON, County of Klamath, 1978

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert F Davis
8545 Hwy 140 E
Klamath Falls Or 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

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.

By _____ Recording Officer
Deputy

boundary of said Highway a distance of 138.8 feet; thence in a Northerly direction to the true point of beginning.

Subject, however, to the following:
1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Pine Grove Irrigation District.

2. Grant of right of way, including the terms and provisions thereof, executed by Amelia Ann Richardson, a widow, to The California Oregon Power Company, a California corporation, dated November 25, 1957, recorded December 13, 1957 in Book 296 at page 232, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 8th day of July A.D. 19 94 at 10:23 o'clock A. M., and duly recorded in Vol. M94 of Deeds on Page 21127.

By Evalyn Biehn County Clerk

FEE \$35.00

By Pauline Mendenhall

Official use only. This section contains various stamps and administrative markings, including a large "RECORDED" stamp and a "FILED" stamp. There are also handwritten notations and a date stamp "JUL 11 1994".