

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That LEILA H. MAVOR, hereinafter called the grantor for the consideration hereinafter stated, to grantor paid by CARL L. HARLESS, and CHARLES L. HARLESS and REBECCA A. HARLESS, husband and wife, hereinafter called the grantees does hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

Lots 3 and 4 in Section 2, Township 40 South, Range 13 East of the Willamette Meridian, EXCEPTING the Easterly 5 acres of Lot 3 aforesaid, ALSO EXCEPTING that portion of Lot 3 described as follows: Beginning at the Northwestern corner of said five acre parcel, more particularly described in Deed Volume 78 page 380, Records of Klamath County, Oregon, and running thence West along the Northerly line of Lot 3 a distance of 224 feet; thence South 390 feet; thence East 224 feet to the West line of said five acre strip; thence North 390 feet to the point of beginning;

ALSO EXCEPTING the following-described portion of Lot 4 of said Section, Township and Range to-wit: Commencing at the intersection of the Southerly line of the County Road along the North line of said Lot 4 with the Easterly line of the County Road along the West line of said Lot 4 and running thence Easterly along the Southerly line of said County Road which runs along the Northerly line of said Lot 4 a distance of 208 feet; thence Southerly a distance of 208 feet; thence Westerly 208 feet to the East line of the County Road which runs along the Westerly line of said Lot 4; thence Northerly 208 feet to the point of beginning.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land; liens and assessments of Klamath Project and Langell Valley Irrigation District; regulations, contracts, easements, water and irrigation rights in connection therewith; and any liens or encumbrances placed on said property by the Grantees or by Bernard J. Moran or Nedra Y. Moran, the Grantors' predecessors in interest.

TO HAVE AND TO HOLD The same unto the said grantees and grantees' heirs, successors and assigns forever, an undivided one-half interest to CARL L. HARLESS, and an undivided one-half interest to CHARLES L. HARLESS and REBECCA A. HARLESS, husband and wife.

And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that grantor will warrant and forever defend the above granted 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 \$61,000.00.

WITNESS Grantor's hand this 20th day of Jan, 1977.

Leila H. Mavor

STATE OF OREGON,)
(ss.
County of Klamath.)

Jan 20, 1977,

Personally appeared the above named
LEILA H. MAVOR,

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

Before me:

Robert A. Paulist
Notary Public for Oregon.
My Commission Expires: 1/11/78

CHARLES HARLESS
9852 EAST LANGELL VLY
BONANZA ORE 97623

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Charles Harless
on this 2nd day of Feb A.D. 19 95
at 3:51 o'clock P. M. and duly recorded
in Vol. M95 of Deeds Page 2500
Bernetha g. Letsch County Clerk
By Bernetha g. Letsch
Deputy.
Fee. \$35.00