

KNOW ALL MEN BY THESE PRESENTS, That Richard Watson Coryell and Lois Ruth Coryell, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard W. Dixon and Florence B. Dixon, his 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:

Lot 28 FIRST ADDITION TO MIDLAND, in the County of Klamath, State of Oregon, EXCEPT the Easterly one-half acre of said Lot 28. Also the E of vacated 4th Street adjoining said Lot 28 on the West.

Subject, however, to the following:

1. Taxes for the year 1978-1979 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches, and canals of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 5187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interest or liens disclosed thereby.

(For continuation of this document, 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 \$43,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate subject).~~ 2 (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 18 day of September, 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, County of Klamath, ss.
September 18, 1978.

Personally appeared the above named Richard Watson Coryell and Lois Ruth Coryell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *John Nelson*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 2-3-79

Personally appeared _____, 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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS:

GRANTEE'S NAME AND ADDRESS:

After recording (fill in):

FILED _____

RECORDED _____

Klamath

Richard W. Dixon
Madison Road
Midland, Oregon

Until a change is reported all ten statements shall be sent to the following address:

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 13th day of June A.D., 19 97 at 3:06 o'clock P. M., and duly recorded in Vol. M97 of County Lien Docket on Page 18349.

FEE \$10.00

By Bernetha G. Leisch, County Clerk
Korallux B. Leisch