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## WARRANTY DEED

Vol M03 Page 0620

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE F. GRAY and LOIS GRAY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. McPHERSON and JANI K. McPHERSON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

As described on Exhibit A attached hereto and by this reference made a part hereof;

## SUBJECT TO:

Contracts and/or liens for irrigation and/or drainage, and to reservations and restrictions of record and easements and rights of way of record and those apparent on the land;

Farm use taxation, and the increase in taxation if the use of the land is changed, which said taxes the Grantees hereby expressly assume and agree to pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's 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 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 \$ 200,000.00; .  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If the sentence between the symbols @, if not applicable, should be deleted. See ORS 43.030.)~~

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 4<sup>th</sup> day of September, 1980; 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)

Lawrence F. Gray  
Lois E. Gray

STATE OF OREGON, )  
County of KLAMATH. ) ss.  
September 4, 1980.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_

Personally appeared the above named  
LAWRENCE F. GRAY and LOIS GRAY,  
husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-2-82

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:

LAWRENCE F. GRAY and LOIS GRAY  
13555 Tingley Lane,  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

JOHN L. McPHERSON and JANI K.  
McPHERSON, Route 1  
Midland, Oregon 97634

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

JOHN L. McPHERSON and JANI K.  
McPHERSON, Route 1  
Midland, Oregon 97634

NAME, ADDRESS, ZIP

SPACE RESER  
FOR  
RECORDER'S U.

State of Oregon, County of Klamath  
Recorded 01/31/2003 2:19 p.m.  
Vol M03 Pg 06206-07  
Linda Smith, County Clerk  
Fee \$26- # of Pgs 2

By \_\_\_\_\_ Deputy

EXHIBIT A.

The NE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 8, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, AND the N $\frac{1}{4}$ SW $\frac{1}{4}$  and NW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 9, Township 40 South, Range 9 East of the Willamette Meridian, ALSO a parcel of land being a strip of land 40 feet in width lying along the full length of the East side of the NE $\frac{1}{4}$  of Section 8, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Reserving unto Grantors an easement for road purposes in common with Grantees, described as follows:

40 feet in width lying along the full length of the East side of NE $\frac{1}{4}$  Section 8, Township 40 South, Range 9 East of the Willamette Meridian; 40 feet in width lying along the full length of the North side of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 8; and 40 feet in width lying along the West side of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ , running from the Northerly boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  to the South boundary of the existing road; and 40 feet in width running in a Southeasterly direction along the existing road located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 8, to the South boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ .