

3620
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KNOW ALL MEN BY THESE PRESENTS, That Harold W. Dearborn and Luther H. Dearborn, dba Dearborn Development Co., a partnership, its successors and assigns, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bobby B. Ross and Dorothea Ross, 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:

A tract of land located in the SE 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin located North 0° 21' West a distance of 533.1 feet and West a distance of 30.0 feet from the Southeast corner of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, said point being on the West boundary of Summers Lane; thence North 0° 21' West along the West boundary of Summers Lane 100.0 feet to an iron pin; thence West 145.2 feet to an iron pin; thence South 0° 21' East 100.0 feet to an iron pin; thence East 145.2 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

(for continuation of this legal description see 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 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 \$ 20,292.90

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3 day of April, 1975; 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
April 3, 1975.

Personally appeared the above named
Harold W. Dearborn

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

(OFFICIAL SEAL)

Before me, Judy B. Pablos
Notary Public for Oregon
My commission expires 8-12-77

STATE OF OREGON, County of Klamath

Personally appeared

Harold W. Dearborn and Luther H. Dearborn, 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:

Dearborn Development Co.

GRANTOR'S NAME AND ADDRESS

Ross

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bobby B. Ross
Rt. 2 Box 590
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

1st Fed Sav & Loan
540 Main St
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

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.

Recording Officer

Deputy

2. Regulations, including levies, liens, assessments, right of way and easements of the South Suburban Sanitary District.
 3. An easement created by instrument, including the terms and provisions thereof, dated December 5, 1956, recorded December 10, 1956 in Book 288 at page 319, Deed Records, in favor of the California Oregon Power Company, a California corporation.
 4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$15,600.00
- Dated: June 13, 1974 Book: M-74 Page: 7348
 Recorded: June 14, 1974
 Mortgagor: Dearborn Development Co., a partnership consisting of Grace E. Dearborn, Harold W. Dearborn and Luther H. Dearborn, and its successors.
 Mortgagee: First Federal Savings and Loan Association of Klamath Falls, a Federal corporation,
 with Grantees hereby assume and agree to pay to First Federal Savings and Loan Association, the present unpaid balance of which is \$15,426.88.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 3rd day of April, 1975 personally appeared
 Harold W. Dearborn

who, being duly sworn (or affirmed), did say that he is the attorney in fact for
 Luther H. Dearborn
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Judy B. Lubels
 (Signature)

Notary Public for Oregon

My Commission Expires: 8-12-77

(Title of Officer)

(Official Seal)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
 this 3rd day of APRIL A. D. 1975 at 3:55 o'clock P. M., and
 duly recorded in Vol. M 75, of DEEDS on Page 3620

FEE \$ 4.00

Wm D. MILNE, County Clerk

By *Aazel Drazel*