

A-25931

KNOW ALL MEN BY THESE PRESENTS, That Robert Donald Glinesman and Linda R. Glinesman, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Howard V. Speelman and Rosan S. Speelman, 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 thereto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The East 135 feet of Tract 16 of Pleasant Home Tracts according to the official plat thereof on file in Klamath County, Oregon.

Subject, however, to the following:
1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Enterprise Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.

4. Reservations contained in deed from C. W. Miller, et ux, to W. D. Cool, et ux, recorded on page 576 of Volume 134 of Deeds, as follows:

1. To an easement for ditches and/or pipe lines for the purpose of conveying water for irrigation and domestic use for the benefit of adjoining property owners.
2. That no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted on the outside and shall be set back at least 30 feet from property line facing the street.
5. Trust Deed, including the terms and provisions thereof, given by Robert Donald Glinesman and Linda R. Glinesman as grantors, to Transamerica (for continuation of this deed see reverse side)

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,

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 \$16,000.00. 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 30th day of June, 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, } ss.
County of Klamath
June 20, 1975

Personally appeared the above named Robert Donald Glinesman and Linda R. Glinesman

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-5-75

STATE OF OREGON, County of _____, 19 _____, ss.

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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

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/recd number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Howard Speelman
1942 Wiard
Klamath Falls, OR

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

Firstbank Mtge
Seattle Washington V-058354

NAME, ADDRESS, ZIP

7474

Title Insurance Company as Trustee, for Firstbank Mortgage Corporation as beneficiary, dated December 13, 1974, recorded December 23, 1974 in Volume M-74 page 16139, Microfilm records of Klamath County, Oregon, to secure the payment of \$15,500.00, which Grantees agree to assume and pay to Firstbank Mortgage Corporation, the present balance of which is \$15,000.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____ KLAMATH COUNTY TITLE CO
this 1st day of JULY _____ A. D. 19 75 at _____ 4:00
duly recorded in Vol. M 75 _____ of DEEDS _____ on Page 7473
FEE \$ 6.00

By W. D. MILNE, County Clerk
Hazel Magel