

KNOW ALL MEN BY THESE PRESENTS, That LARRY F. HUBBARD and CAROL S. HUBBARD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STERLING A. ROPER and LENI C. ROPER, 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:

The West Half of Lot 22 in Block 2, FIRST ADDITION TO ALTAMONT ACRES, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes of the fiscal year 1975-76 are now a lien, but not yet payable;
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District;
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of the South Suburban Sanitary District;

5. Reservation in deed from A. L. Wishard and Erma M. Wishard, his wife, and C. T. Darley and Pearl P. Darley, his wife, to Levi E. Nelson, dated (over)

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 stated,

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 \$14,900.00. 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 21 day of July, 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)

Larry F. Hubbard
Carol S. Hubbard

STATE OF OREGON, } ss.
County of KLAMATH
July 19 75

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19 _____

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: _____

Personally appeared the above named LARRY F. HUBBARD and CAROL S. HUBBARD, husband and wife,

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

Before me: [Signature]
Notary Public for Oregon
My commission expires Feb 3 '79

Mr. and Mrs. Larry F. Hubbard

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Sterling A. Roper

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings

540 Main Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First Federal Savings

540 Main Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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/rel number _____

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

March 5, 1927, recorded April 2, 1927, in Deed Volume 74, page 498, records of Klamath County, Oregon, to-wit:
"The right to enter upon and construct irrigation ditches and divert irrigation water along the property lines of the above described land is hereby reserved."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 23 day of JULY A. D. 1975 at 3:20 o'clock PM, on

duly recorded in Vol. M 75, of DEEDS on Page 8361

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Inoué*