

KNOW ALL MEN BY THESE PRESENTS, That DANIEL E. LOWN and LINDA LOWN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE R. LONG and KATHERINE H. LONG, 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:

Lot 10 in Block 18 and Lot 14 in Block 19 of SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservation, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder;
4. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for ditches, canals, and conduits, if any, of the above there may be.

(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 herein 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 \$27,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the subject of the consideration (indicate which). If the sentence between the symbols (\$) is 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 8 day of September, 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

September 8, 1975

Personally appeared the above named DANIEL E. LOWN and LINDA LOWN,

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

(OFFICIAL SEAL)

Before me, Susan Kay Way, Notary Public for Oregon, My commission expires 6/4/1977

STATE OF OREGON, County of _____ ss.

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:

Mr. and Mrs. Daniel E. Lown

Box 63, Oregon

Mr. and Mrs. Jimmie R. Long

Box 63, Road, Klamath Falls, Oregon 97601

After recording return to:

Mr. and Mrs. Jimmie R. Long

Box 63, Road, Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

10585A

5. Right of way for transmission line, including the terms and provisions thereof, given by I. V. Howard, et ux., to The California Oregon Power Company, dated April 22, 1957, recorded April 24, 1957, Deed Volume 291, page 374, records of Klamath County, Oregon.

6. Reservations and restrictions contained in the dedication of Second Addition to Klamath River Acres, as follows: "... subject to (1) A 20 foot building set-back along the street side of all lots; (2) Direct Road Access to Clover Creek County Road No. 603 prohibited for Lots 10 through 17, Block 18; (3) a 10-foot x 30 - foot power line tie back easement as shown on the annexed plat in Lot 23, Block 19, said easement to provide ingress and egress for construction, and maintenance of said utility."

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title

this 8 day of Sept A.D. 1975 3:25 P
duly recorded in Vol. M 75 of deeds on Page 10585

By W.D. MILLER County Clerk

6.00