

KNOW ALL MEN BY THESE PRESENTS, That Ronald V. Slinger and Jane Slinger, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Russell O. Palmer and Ann B. Palmer, 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 thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 6 in Block 1, Tract 1044 known as WEMBLY PARK, Klamath County, Ore.

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Wembly Park.
4. Set back provisions as delineated on the recorded plat 25 feet from front lot line and 20 feet from side lot line.
5. Utility easements as delineated on the recorded plat 8 feet along rear lot line.

6. An easement created by instrument, including the terms and provisions thereof, dated November 12, 1947, recorded December 8, 1947, in Book 214 at page 394, Deed Records, in favor of Magdalene Ezell, her heirs or assigns, "reserving unto the grantor, her heirs and assigns, the easement to

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 reservations, restrictions, rights of way of record and those apparent on the land, including but not limited to +

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 \$ 53,100.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 18th 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)

Ronald V. Slinger  
Jane Slinger

STATE OF OREGON,  
County of Klamath  
September 18, 1975

Personally appeared the above named  
Ronald V. Slinger and  
Jane Slinger

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

Before me  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 11-12-78

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

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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Ronald V. and Jane Slinger  
5227 Mazama  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Russell O. Palmer and Ann B. Palmer  
5227 Mazama  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
First Federal Savings and Loan Assn.  
540 Main Street  
Klamath Falls, Oregon 97601  
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/roll number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

11559

conduct irrigation water thru existing ditches along the North and East line of the said property, and subject to rights of way and easements of record and those apparent on the lands," over S1/2N1/2SW1/4SE1/4.

7. Trust deed dated March 28, 1973 from Ronald V. Slinger and Jane Slinger to William Ganong Jr., as trustee for First Federal Savings and Loan Association of Klamath Falls given to secure the payment of \$25,400.00 recorded March 30, 1973 in Mortgage Vol M-73 Page 3676, which trust deed grantees agree to assume and pay, in accordance with the terms and provisions there of.

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
Transamerica Title  
this 24 day of Sept A.D. 19 75  
at 10:26 o'clock a M. and the  
recorded in Vol. M-75 of deed  
page 11558  
W. J. McLenn, County Clerk  
Edgar L. Lick Deputy  
6.00