

75 DEC 29 PM 12 24

76 JAN 15 AM 10 54

KNOW ALL MEN BY THESE PRESENTS, That Lester Rookstool

hereinafter called the grantor, for the consideration hereinafter stated, to grantor said by ROOKSTOOL AND ALTER, a partnership, consisting of Lester Rookstool and Martin D. Alter, 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 E, Subdivision of ENTERPRISE TRACT NO. 24, in the NW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, excepting therefrom the Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet of Lot E. Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Restrictions and reservations as contained in instrument recorded June 12, 1941 in Volume 138, page 453, Deed Records of Klamath County, Oregon, to-wit: "This conveyance is made subject to existing Contracts with the United States and the Klamath Irrigation District for irrigation and drainage; also subject to rights-of-way for irrigation and drainage ditches along or across said land for use and benefit of other land in the Klamath Irrigation District, and specifically that irrigation ditches shall be permanently maintained across said lot from North to South near the Eastern and Western boundaries thereof."

(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 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 \$55,000.00. 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 15 day of January, 1976; 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
January 15, 1976

Personally appeared the above named
Lester Rookstool

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

Notary Public for Oregon
My commission expires: 2-3-79

STATE OF OREGON, County of _____) 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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of JANUARY, 1976, at 10:54 o'clock AM, and recorded in book M. 76 on page 696 or as file/reel number 9221.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By _____ Deputy

Fee \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

3130 Klamath Falls, Oregon
NAME, ADDRESS, ZIP