

KNOW ALL MEN BY THESE PRESENTS, That JOHN A. BARKLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VIRGIL B. DOWNING and JEANETTE DOWNING, 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 4 in Block 5 of SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District.
2. Right of way, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128 at page 267 and June 8, 1956 in Volume 284 at page 22, all Deed Records of Klamath County, Oregon.
3. Utility easements as shown on dedicated plat.
4. Restrictions and easements contained in plat dedication.

(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 set forth above

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 \$ 50,000.00. 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 9.3.030.)

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 9th day of April, 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.

John A. Barkley
John A. Barkley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 13th, 1976

Personally appeared the above named
John A. Barkley

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

Before me, *Howard W. Braun*
(OFFICIAL SEAL)

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

STATE OF OREGON, County of) ss.
1976
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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
<i>Mr. and Mrs. Virgil B. Downing</i> <i>First Federal Savings & Loan</i> <i>2943 S. Sixth</i>
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
<i>First Federal Savings & Loan Assn.</i> <i>2943 S. Sixth</i> <i>Klamath Falls</i>
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of KLAMATH

I certify that the within instrument was received for record on the 14th day of APRIL, 1976, at 4:58 o'clock P.M., and recorded in book M 76 on page 5386 or as file/reel number 12564

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

WM. D. MILNE
Recording Officer
W. D. Milne Deputy

FEE \$ 3.00