

KNOW ALL MEN BY THESE PRESENTS, That VIRGIL B. DOWNING and JEANETTE DOWNING,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY L. PEMBERTON and PAMELA J. PEMBERTON, 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:  
Lots 5 and 6 in Block 3 and Lots 5 and 6 in Block 4 of BAILEY TRACTS NO. TWO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; AND that portion of Ronald Street, vacated lying between Blocks 3 and 4 and adjoining the above described lots.

SUBJECT TO:

1. Rules, regulations and statutory powers of Enterprise Irrigation District.
2. Rules, regulations and statutory powers of South Suburban Sanitary District.

(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 hereinabove

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 \$ 41,500.00  
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 12th 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.

(If executed by a corporation,  
affix corporate seal)

Virgil B. Downing  
Jeanette Downing

STATE OF OREGON,

County of Klamath  
April 12, 1976

Personally appeared the above named  
Virgil B. Downing and  
Jeanette Downing,

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

Before me:  
(OFFICIAL SEAL) *Arline V. Addington*  
Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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 \_\_\_\_\_

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:

Mr. & Mrs. Harry L. Pemberton  
2545 Homedale Road  
Klamath Falls Oregon 97601  
NAME, ADDRESS, ZIP

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

Equitable Savings & Loan Assn.  
1300 S.W. 4th Avenue  
Portland, Oregon 97201  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of APRIL, 1976, at 2:58 o'clock PM., and recorded in book M 76 on page 5389 or as file/reel number 12566  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE  
Recording Officer  
By Hazel Dragal Deputy

FEE \$ 3.00