

KNOW ALL MEN BY THESE PRESENTS, That David L. Colby and Maxine R. Colby, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William W. Buehler and Mikal Ann Buehler, 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 5 in Block 3, FIRST ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 Klamath Irrigation District.

3. Conditions and restrictions as contained in dedicated plat, to-wit:
"(1) The owners of First Addition to Bureker Place, and their heirs and assigns shall forever be responsible for the delivery of irrigation water from established outlets in U.S.R.S. laterals to the lots in said subdivision, and shall always, at their own (for continuation of this deed see reverse side of this document)

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 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 \$25,000.00.
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 28th 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)

STATE OF OREGON,

County of Klamath

April 28, 1976

Personally appeared the above named David L. Colby and Maxine R. Colby, husband and wife

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

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

STATE OF OREGON, County of Klamath

Personally appeared David L. Colby and Maxine R. Colby, 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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of 1976, 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

After recording return to: First National Bank of Oregon
Klamath Falls, OREGON
Klamath Falls, Oreg 97601

Until a change is requested all tax statements shall be sent to the following address: First National Bank of Oregon
PO Box 1736
Klamath Falls, Oregon

6449

expense, properly maintain and operate any irrigation system for handling such water; (2) The Klamath Irrigation District, its successors and assigns, The United States of America, or any person, persons firm or corporation, operating the irrigation works of said district, shall never be liable for damage caused by improper and inadequate delivery and disposal of water through the irrigation and drainage systems provided for said subdivision by the owners; (3) the liability of the operators of the Klamath Irrigation District is limited to delivery of water to established outlets in U.S.R.S. laterals."

4. Building setback line 25 feet from street, as shown on dedicated plat.
5. Easement for irrigation ditch along rear lot line, as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 30th day of April A. D. 1976 at 3:51 o'clock PM.

duly recorded in Vol. M 76, of DEEDS on Page 6448

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Kazal Drazal