

KNOW ALL MEN BY THESE PRESENTS, That MUREL A. LONG and BARBARA E. LONG, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GEORGE A. CARLETON and ELIZABETH J. CARLETON, 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:

The North half of the Southeast quarter (N 1/2 SE 1/4) and that portion of the Southwest quarter Northeast quarter (SW 1/4 NE 1/4) lying Southerly of the Klamath Irrigation District Canal, Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

(1) The assesment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

(continued on back)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$93,500.00. 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 8 day of July, 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, ss. July 8, 1976

Personally appeared the above named grantors and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Guy B. Rubals, Notary Public for Oregon, My commission expires: 8-12-77

STATE OF OREGON, County of ss. 19

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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: same as below

NAME, ADDRESS, ZIP

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

George A. Carleton
P. O. Box 272
Merrill, Oregon 97633
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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
By Deputy

SPACE RESERVED FOR RECORDER'S USE

(2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

(3) Rights of the public in and to any portion of the herein-described property lying within the limits of roads and highways.

(4) A right of way created by instrument including the terms and provisions thereof,

Dated : October 9, 1908
 Recorded : October 13, 1908 in Volume 25, page 135,
 Deed Records of Klamath County, Oregon
 In Favor of : United States
 For : Canal
 Affects : SE 1/4 NW 1/4 and S 1/2 NE 1/4

(5) Right of way and release created by instrument, including the terms and provisions thereof,

Dated : June 13, 1931
 Recorded : June 13, 1931 in Volume 95, page 459,
 Deed Records of Klamath County, Oregon
 In Favor of : Great Northern Railway Company
 For : Railway purposes

(6) Reservations contained in deed recorded April 7, 1942 in Volume 146, page 429, Records of Klamath County, Oregon, to-wit: "Subject to right of way to Modoc Northern Railway Company and right of way for ditches and canals, and right of way to Great Northern Railway Company."

(7) Easement created by instrument, including the terms and provisions thereof,

Dated : July 3, 1942
 Recorded : June 4, 1943 in Volume 155, page 575,
 Deed Records of Klamath County, Oregon
 In Favor of : The California Oregon Power Company
 For : Transmission and distribution lines
 Affects : SE 1/4

(8) Easement, created by instrument, including the terms and provisions thereof,

Dated : August 9, 1946
 Recorded : August 12, 1946 in Volume 193, page 506
 Deed Records of Klamath County, Oregon
 In Favor Of : Dan O. Barry, aka Dan Barry, and Bridget T. Barry, his wife
 For : Irrigation ditches
 Affects : Across other land

(9) Subject to the terms and provisions of, including the power of assessment, East Merrill Improvement District, Inc. as disclosed by instrument records January 23, 1974 in Volume M74, page 756, Microfilm Records of Klamath County, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO
 this 13th day of JULY A. D. 1976 at 3:42 o'clock P. M. and
 duly recorded in Vol. M 76, of DEEDS on Page 10590

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Harold Duval