

KNOW ALL MEN BY THESE PRESENTS, That ALFRED EARNEST MARTIN and LONA MAE MARTIN, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. SNOOK and PATRICIA ANN SNOOK, husband and wife, as tenants by the entirety, 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 18, LLOYDS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT 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. Reservations and restrictions as set forth in the plat dedication, to wit:

"We do hereby convey unto all subsequent owners perpetual rights to the use of all irrigation and drainage ditches, shown on the plat, for (continued on reverse)

(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 \$ 32,500.00. 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 16th day of August, 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)

Alfred Earnest Martin
Lona Mae Martin

STATE OF OREGON, }
County of Klamath } ss.
August 16, 1976

Personally appeared the above named
Alfred Earnest Martin and
Lona Mae Martin

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

Before me:
(OFFICIAL SEAL) *Shirley W. Brown*

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

Lona Mae Martin
STATE OF OREGON, County of } ss.
August 16, 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Alfred E. and Lona M. Martin

GRANTOR'S NAME AND ADDRESS

Robert L. and Patricia Snook

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Federal
Shasta Plaza

NAME, ADDRESS, ZIP

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

same as above

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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

14616

irrigation and drainage ditches, and do hereby grant public easements for future sewers across all lots where needed for public health and welfare."

4. A 25 foot setback line off the street as shown on the dedicated plat.
5. Easement for ditch purposes over the rear 20 feet of premises as reserved on the dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co
this 17th day of September A. D. 1976 at 12:28 o'clock P.M., and
duly recorded in Vol. M76, of Deeds on Page 14615

Wm D. MILNE, County Clerk

By Barbara DeClare

fee \$6.00