

KNOW ALL MEN BY THESE PRESENTS, That LOST RIVER DEVELOPMENT CO.,

a corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWIN O. SAUNDERS and MARY LOU SAUNDERS, 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 2 in Block 1, RIVER RANCH ESTATES

SUBJECT TO: 1. Regulations, including livies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District."

(See continuation on reverse side of this document)

(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

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 \$ 5,900.00.  
(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 7 day of February, 19 77, 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.

LOST RIVER DEVELOPMENT CO.

By:

J. K. O'Neill, PresidentSondra S. O'Neill, SecretarySTATE OF OREGON, County of Klamath, ss. February 7, 19 77Personally appeared J. K. O'Neill and Sondra S. O'Neill

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 Lost River Development Co.

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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Before me:

Notary Public for Oregon

My commission expires: 6-13-80

Lost River Development Co.

8727 Bison Place

Gold Hill, Or 97525

GRANTOR'S NAME AND ADDRESS

Edwin O. &amp; Mary Lou Saunders

1625 Tamera

Klamath Falls, Or

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. &amp; Mrs. Edwin O. Saunders

1625 Tamera

Klamath Falls, Or

NAME, ADDRESS, ZIP

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

1625 Tamera

Klamath Falls, Or

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 \_\_\_\_\_, 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

Deputy

By \_\_\_\_\_



2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

3. Easement, including the terms and provisions thereof, from C. C. Lewis, et ux., to the United States of America to overflow all that portion of the herein described land lying below the contour having an elevation of 4,092 feet above sea level which may hereafter be flooded by the back water of Lost River Diversion Dam of the Klamath Project, and release of damages that have accrued or may hereafter accrue, as recorded on page 36 of Volume 91, Deed Records of Klamath County, Oregon.

4. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 11, 1966 in Book M-66 at page 6958.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 8th day of FEBRUARY A. D. 1977 at 3:44 o'clock P.M., and

duly recorded in Vol. M 77 of DEEDS on Page 2328

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dwyer