

KNOW ALL MEN BY THESE PRESENTS, That Jim L. Claiborne and Dessie L. Claiborne, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joan M. Jacobs 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, Block 10, FIRST ADDITION TO KLAMATH RIVER ACRES, 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) Reservations as contained in plat dedication, to-wit: "Subject to:
- (1) A 20 foot building setback along the street side of all lots;
- (2) A 16 foot utility easement centered on the lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."

(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 \$5,900.00.

~~However, the actual consideration consists not only of the cash paid by the grantee but also of the value of the property conveyed, which is the whole consideration for which the property is conveyed.~~ (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 17th day of February, 1977; 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, CALIFORNIA) ss.

County of Alameda)
February 17, 1977.

Personally appeared the above named Jim L. Claiborne and Dessie L. Claiborne, husband and wife

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

Before me: Mary A. Ammerman
(OFFICIAL SEAL)
Notary Public for ~~OREGON~~ California
My commission expires:

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Ms. Joan M. Jacobs
201 Blue Cities Drive, Sp. #157
Pismo Beach, California 93449
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
As above
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of KLAMATH)
I certify that the within instrument was received for record on the 12th day of MAY, 1977, at 9:31 o'clock AM, and recorded in book M77 on page 8242 or as file/reel number 29456.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00

By Wm. D. Milne Recording Officer
Hazel Drazgo Deputy

Farmers and he poses the in W (SEAL) My commission