

A-27846

KNOW ALL MEN BY THESE PRESENTS, That James H. Patton, Margie Patton, Terry Koon and Rosalie Koon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harry F. Egbert and Maria Egbert, 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: A parcel of land situate in the SE 1/4 SW 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Commencing at the Northwest corner of the E 1/2 SW 1/4 SE 1/4 of said Section 15 as said corner is described in Deed Volume 272, page 340, Klamath County Deed Records; thence South 00° 24' 25" East, 80.0 feet at as per said Deed Volume and page; thence North 88° 48' 35" West, 1475.0 feet to a 1 1/2 inch iron pipe which is 1.07 feet North of the Southerly right of way line of Johns Avenue; thence South 00° 21' 25" West, 31.08 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence continuing South 00° 21' 25" West, 400.04 feet to a 5/8 inch iron pin; thence North 88° 51' 51" West 225.40 feet to a 5/8 inch iron pin; thence North 01° 08' 09" East, 400.00 feet to a 5/8 inch iron pin; thence South 88° 51' 51" East, 220.00 feet to the point of beginning. (for continuation of this document see reverse side of this deed)

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 \$ 75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the true 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 30 day of June, 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)

James H. Patton
Margie Patton
Terry Koon
Rosalie Koon

STATE OF OREGON,) ss.
County of Klamath
June 30, 1977

Personally appeared the above named James H. Patton, Margie Patton, Terry Koon and Rosalie Koon

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

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-5-79

Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.
County of
I certify that the within instrument was received for record on the day of 1977, 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

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
NAME, ADDRESS, ZIP
Until a change is requested all true statements shall be sent to the following address:
NAME, ADDRESS, ZIP

11675

Subject, however, to the following:
1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and irrigation rights in connection therewith.
3. Grant of Right of Way, including the terms and provisions thereof, given by Ellen A. Hannon, a widow to The California Oregon Power Company, a California corporation, dated June 30, 1930, recorded August 1, 1930, in Deed Volume 91 page 548, records of Klamath County, Oregon.
4. Restrictive Easement, including the terms and provisions thereof between W. M. Raymond and Ruth Raymond, husband and wife, and the City of Klamath Falls, a municipal corporation, dated February 17, 1955, in Volume 272 page 340 of Deed Records of Klamath County, Oregon, and by assignment recorded July 26, 1956, in Volume 285 of Deeds, page 253, said restrictive easement was assigned to the United States.
5. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
6. Trust Deed, including the terms and provisions thereof, executed by James H. and Margie Patton and Terry and Rosalie Koon, as grantors, to D. L. Hoots, as trustee, for Security Savings and Loan Association, as beneficiary, dated June 11, 1976, recorded June 14, 1976, in Volume H-76, page 8788, Microfilm Records of Klamath County, Oregon, to secure the payment of \$44,500.00, which Trust Deed Grantee hereby assumes and agrees to pay according to its terms and also hereby assumes the obligation of James H. and Margie Patton and Terry and Rosalie Koon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
And for record at request of Klamath County Clerk
this 1st day of JULY, A.D. 1977 at 11:52 AM and
duly recorded in Vol. 1171 of DEEDS on Page 1167.
P.S. 6.00
Wm D. MILHE, County Clerk
By [Signature]