

KNOW ALL MEN BY THESE PRESENTS, That Lloyd W. Ebinger and Ann M. Ebinger, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paula R. Slayton aka Paula R. Weiser, a married woman-as her sole and separate property 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 5 in Block 3 of Tract No. 1008 known as BANYON PARK, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, 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 of persons intending to Plat Lands within the Klamath Basin Improvement District."

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Banyon Park Subdivision.

(for continuation of this legal description see reverse side of this deed)

(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 \$ 37,400.00

~~However, the actual consideration consists of or includes other property of value given or promised which is the whole or part of the consideration (indicate which):~~ (The sentence between the symbols ~~①~~, 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 1 day of February, 1978; 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)

Lloyd W. Ebinger

Ann M. Ebinger

STATE OF OREGON, )  
County of Klamath ) ss.  
February 1, 1978.

STATE OF OREGON, County of ) ss.  
February 1, 1978.

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 \_\_\_\_\_

Personally appeared the above named  
Lloyd W. Ebinger and Ann  
M. Ebinger, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-3-79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, ) ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_

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

Deputy

By \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paula R. Slayton  
16014 N. Main St.  
Klamath Falls, OR 97601

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

Paula R. Slayton  
16014 N. Main St.  
Klamath Falls, OR 97601

1927

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 : December 30, 1970 Book: M-70 Page: 11421.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 1st day of February A. D. 19 78 at 10:42 o'clock A. M., and

truly recorded in Vol. M78, of Deeds on Page 1926

Wm D. MILNE, County Clerk

By Rutha H. Letcher

Fee \$6.00