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KNOW ALL MEN BY THESE PRESENTS, That AI MARTIN, as Tenants by the Entirety ALFRED E. MARTIN and LONA M.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK A.

JACOBS and SHARON L. JACOBS, as Tenants by the Entiretyhereinafter 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 apassigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A!

(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 torever. 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 reservations, restrictions, rights-of-way, easements of record

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 \$13,000.00

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 June , 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly suthorized thereto by

(If executed by a corporation self in corporation

STATE OF OREGON

County of KLAMATH

Resentative named the above named Alfred E. Martin and

Lona M. Martin

....and acknowledged the foregoing instru-

DOMAR^{de}jOSLIN Notary Public for Organia (OFFICIAL

Notary Public to Ofegon My commission expleson STOR EXDITAS

STATE OF OREGON, County of

Personally appeared

(OFFICIAL

SEAL)

each for himself and not one for the other, did say that the former is the ...who, being duly sworn, president and that the latter is the

......secretary of

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 suithority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon My commission expires:

Alfred E. & Lona M. Martin

GRANTOR'S NAME AND ADDRESS Jacobs & Sharon L. Jacobs

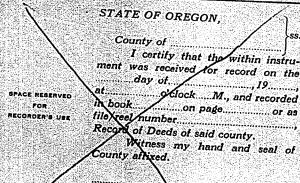
GRANTEE'S NAME AND ADDRESS

Jack A. & Sharon L.

3 106th

lame as always

NAME, ADDRESS, ZIP



Recording OfficerDeputy

DESCRIPTION:

Lot 6 in Block 2 of RIVER RANCH ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath

SUBJECT TO:

- The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
- A 20-foot building setback along all street sides as shown on the dedicated plat.
- 3. Utility easements and irrigation ditch easements as shown on dedicated plat.
- 4. Subject to:

(a) A 16 foot easement for future public utilities and irrigation ditches as shown on the annexed plat;

(b) A 35 foot easement for drain ditch maintenance, irrigation ditches and future public utilities along the strip of land adjacent to the existing drain ditch and Lost River;

(c) Easements to provide ingress and egress for construction and maintenance of said utilities, irrigation

(d) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns,

(e) All easements and reservations of records and additional restrictions as provided in any recorded protective

5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 11, 1966, in Volume M66 page 6958 Microfilm Records of Klamath County, Oregon.

EXHIBIT "A" - Page I. "Sled for record at request of Mountain Title Co. This 12th day of July A. D. 1978 at 3:28 clock M., and duly recorded in Vol. N78, of Deeds on Pagel 4.988 Wm. D. MILNE, County Clerk

By Bernetha Liloth