

KNOW ALL MEN BY THESE PRESENTS, That Roy Cooper Billington

hereby called the grantor, for the consideration hereinafter stated, to grantor paid by Louann Brown and Betty L. Vetter and Glenn Cary Brown, hereinafter called the grantees, does hereby give, 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, State of Oregon, described as follows, to-wit: The Northern Half of Tract 14, TOWNSEND TRACTS, in the County of Klamath, State of Oregon.

- Subject, however, to the following:
1. Taxes for the year 1978-79 are now a lien but not yet payable.
 2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 5. An easement created by instrument, including the terms and provisions thereof.
- Dated April 3, 1979 (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 defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons who may hereafter, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,900.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of~~ consideration (and this) (The sentence between the symbols ~~Δ~~, 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 24 day of September, 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.

Roy Cooper Billington
Roy Cooper Billington

(If executed by a corporation, officer cannot be used)

STATE OF OREGON, County of Klamath
September 8, 1978

Personally appeared the above named
Roy Cooper Billington

and acknowledged to me foregoing instrument to be his free and voluntary act and deed.

Notary Public for Oregon
My commission expires 3-17-81

STATE OF OREGON, County of ss.
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

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 19, 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
Other these being names of:
Klamath Falls Federal
NAME AND ADDRESS
NAME AND ADDRESS

Recorded
In favor of
For

November 9, 1930 Book: 92 Page: 159
W. C. Townsend and Flora Townsend, husband
and wife
An easement over and along the Easterly 3 feet
for irrigation purposes.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
on 27th day of September A. D. 1978 at 4:03 clock P.M., on
recorded in Vol. 778 of Deeds on Page 21529

W. D. MILNE, County Clerk

Beulah A. Helch
Fee \$6.00

STATE OF OREGON
County of Klamath
September 27, 1978

Notary Public for Oregon

Beulah A. Helch
Notary Public for Oregon