

KNOW ALL MEN BY THESE PRESENTS, That JAMES JON LINDENBURGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE P. STIANSON and ELEANORA J. STIANSON, 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:

The West half of Lots 27 and 28 in Block 13 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Liens and assessments of Stewart Lenox Sewer Association, if any.

(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 stated above, or 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 \$27,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2nd day of October, 1979; 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.

James Jon Lindenburg
JAMES JON LINDENBURGER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 2, 1979

Personally appeared the above named
JAMES JON LINDENBURGER

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, County of) ss.
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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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Mr. James Jon Lindenburg
4018 Balsam Drive
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Bruce P. Stianson
3534 Cortez Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of October, 1979, at 9:19 o'clock A.M., and recorded in book M79 on page 23486 or as file/reel number 74941, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha Hellock Recording Officer Deputy

Fee \$3.50

and in the centerline of Tingley Road, said point being S 00° 01' 40" W 251.50 feet from the northwest corner of said section 28, marked by a 5/8 inch iron pin; thence S 89° 58' 26" E 756.58 feet to a 5/8 inch iron pin; thence S 17° 05' 05" E 284.10 feet to a 5/8 inch iron pin on the centerline of an existing access lane extended; thence N 85° 38' 55" W 842.57 feet to a 5/8 inch iron pin at the intersection of said lane and center of said Tingley Road, said point also being on the west line of said section 28; thence N 00° 01' 40" E 208.00 feet to the point of beginning.

The above described Tract of land contains 4.36 acres, more or less, including the easterly portion of said Tingley Road.

so that the said Grantees and their heirs and assigns enjoy the use of such water for domestic purposes only.

NOW THEREFORE, this Easement witness that in consideration of the premises and sum of \$5.00 per month to be paid for the use and privilege of taking said water, Grantor hereby grants, bargains and sells unto Grantees, their heirs and assigns forever, an Easement and right, use and privilege to take water for domestic purposes only from the above described well, by way of the pipe system in existence at the time of this granting, and the right to them, their heirs and assigns of ingress and egress over and on the lands of Grantors for the purpose of keeping in repair the pipe system above described.

DATED this 2 day of December, 1977.

Carl R. Jarschke
CARL R. JARSCHKE

Patricia F. Jarschke
PATRICIA F. JARSCHKE

STATE OF OREGON)
County of Klamath)

December 2, 1977.

PERSONALLY APPEARED the above named CARL R. JARSCHKE and PATRICIA F. JARSCHKE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Patricia A. Wilson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-16-80

EASEMENT

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of October A.D., 19 79 at 9:07 o'clock A M., and duly recorded in Vol. M79 of Deeds on Page 25486.

FEE \$7.00

WM. D. MILNE, County Clerk
By Deborah J. Jarschke Deputy

Return
Fols & Raloff
228 N. 7th
Klamath Falls