

KNOW ALL MEN BY THESE PRESENTS, That

LOUISE E. BANZER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN G. LaFLEUR and MARJORIE E. LaFLEUR, 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 portion of the NW $\frac{1}{4}$ of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of the NW $\frac{1}{4}$ of said Section 7; thence South 00°12'30" East along the Section line a distance of 2302.0 feet to the point of beginning of this description; thence South 89°54'30" East 660.0 feet to a point; thence South 00°12'30" East 16.00 feet to a point; thence South 89°54'30" East 86.79 feet to a point; thence North 15°40'23" East 452.11 feet to a point; thence North 89°54'30" West 870.52 feet to a point on the Section line; thence South 00°12'30" East 419.50 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion deeded to State of Oregon by and through its State Highway Commission in Deed Volume 232, page 421, Deed Records of Klamath County, Oregon.

(continued on the 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 stated on the reverse side of this deed 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 \$115,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) or, 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 6th day of June, 1980; 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.

LOUISE E. BANZER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
June 6, 1980

Personally appeared the above named
Louise E. Banzer

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 be-
half 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:

Ms. Louise E. Banzer
1777 SE Tempest Dr.
Bend, OR 97701

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. John G. LaFleur
5124 Staudinart
Klamath Falls, Ore 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 _____

I certify that the within instru-
ment 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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

(CONTINUED FROM THE REVERSE SIDE OF THIS DEED)

10470

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, including the terms and provisions thereof, Recorded July 16, 1949 in Deed Volume 232, Page 421, Klamath County Records.
3. Anchor and guy wire easement, including the terms and provisions thereof, granted to Pacific Power & Light Company by instrument recorded August 27, 1964 in Deed Book 355, page 554, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of June A. D. 19 80 at 11:14 o'clock A.M., on

filed recorded in Vol. M80, of Deeds on Page 10469

W. D. MILNE, County Clerk

By Berntha Hetch

Fee \$7.00