

KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. KIRKPATRICK, husband and wife

RICHARD A. KIRKPATRICK and YVONNE R.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDERICK D. RIPPE, 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 Lot 14, Block 7, PLEASANT VIEW TRACTS, 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. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Reservations contained in instrument recorded December 6, 1941 in Volume 143, page 108, Deed Records of Klamath County, Oregon.

(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 \$ 39,000.00

However, the actual consideration consists of or includes 2000 property tax value given for 1980-1981. 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 24th day of August, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON
County of Klamath } ss.
August 24, 1980

Richard A. Kirkpatrick
RICHARD A. KIRKPATRICK
Yvonne R. Kirkpatrick
YVONNE R. KIRKPATRICK
STATE OF OREGON, County of } ss.
August 24, 1980

Personally appeared the above named RICHARD A. KIRKPATRICK and YVONNE R. KIRKPATRICK, husband and wife

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

Notary Public for Oregon
My commission expires: 6/19/83
Katie L. Garrison

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 _____

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.

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Mr. & Mrs. Richard A. Kirkpatrick
2177 Patterson St.
Klamath Falls, OR 97601

Mr. Frederick D. Rippe
1736 Etna
Klamath Falls, OR 97601

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

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of August, 1980, at 1:54 o'clock P. M., and recorded in book M80 on page 14924, or as file/reel number 88043

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha Shetch Deputy
Recording Officer

Fee \$3.50