

KNOW ALL MEN BY THESE PRESENTS, That husband and wife

WALLACE W. BARTON and BERNICE E. BARTON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN F. EBERSOLE and ELIZABETH J. EBERSOLE, 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:

Tract 12 of KIELSMEIER ACRE 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 1980-1981, a lien, not yet due and payable.
- 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- 3. Assessments, if any, due to the City of Klamath Falls for water use.
- 4. Regulations, including levies, assessments, water, and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
- 5. Right of Way, including the terms and provisions thereof, as set forth in Deed recorded September 29, 1928, in Deed Volume 81, at page 260, Deed Records, from P. F. Kielsmeier, et ux., to B. P. Alexander for irrigation along and across said property.

(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 \$ 65,000.00

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 29th day of September, 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.
September 29, 1980

Personally appeared the above named
WALLACE W. BARTON and BERNICE E.
BARTON, husband and wife

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

Before me:
(OFFICIAL SEAL) Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

Wallace W. Barton
WALLACE W. BARTON

Bernice E. Barton
BERNICE E. BARTON

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 _____

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)

Mr. & Mrs. Wallace W. Barton
2406 Kane
K. Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Warren F. Ebersole
2406 Kane
K. 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, County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of September, 1980, at 2:41 o'clock P.M., and recorded in book M80 on page 18653 or as file/reel number 90411, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice E. Barton Deputy

Fee \$3.50