

KNOW ALL MEN BY THESE PRESENTS, That George R. Babcock and Virginia R. Babcock, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gordon H. Lund, Jr., 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:

That portion of Lot 1, Block 1, FAIRFIELD, lying West of the East limit of Lot 3, if said East line were extended North to the North line of Lot 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Right of Way Agreement granted to California Oregon Power Company, a corporation, as disclosed by instrument recorded December 6, 1920 in Volume 54 at page 432, 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 \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 30th day of January, 1981; 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)

George R. Babcock George R. Babcock

Virginia R. Babcock Virginia R. Babcock

STATE OF OREGON, } ss. County of Klamath January 30, 19 81.

STATE OF OREGON, County of) ss. , 19

Personally appeared the above named George R. Babcock and Virginia R. Babcock

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

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: My Commission Expires July 13, 1981

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

George R. Babcock and Virginia R. Babcock P.O. Box 1912 Klamath Falls, Oregon 97601

STATE OF OREGON, } ss. County of Klamath

Gordon H. Lund 1731 Riverside Drive Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 30th day of January, 1981, at 12:40 o'clock P.M., and recorded in book M-81 on page 1457 or as file/reel number 95272. Record of Deeds of said county.

After recording return to: as above NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Until a change is requested all tax statements shall be sent to the following address. as above NAME, ADDRESS, ZIP

Evelyn Biehn County Clerk Recording Officer By Jacqueline M. Weber Deputy