

KNOW ALL MEN BY THESE PRESENTS, That

Virginia A. Smith, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George Filippenko and Elizabeth M. Filippenko, 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:

"SEE DESCRIPTION AS IT APPEARS ON THE REVERSE 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 of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (If the sentence between the symbols @, if not applicable, should be deleted. See QRS 23.030.)

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 13th day of March, 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.

Virginia A. Smith  
Virginia A. Smith

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
March 13, 1981

Personally appeared the above named Virginia A. Smith, and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7/13/81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Virginia A. Smith

GRANTOR'S NAME AND ADDRESS  
George Filippenko and Elizabeth M. Filippenko  
6320 Airway Drive  
Klamath Falls, Oregon 97601

After recording return to:  
as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

SPACE RESERVED FOR RECORDER'S USE

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

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

A portion of that tract of land recorded in Volume 242, Page 100 of Deed Records of Klamath County, Oregon described therein as being that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 24, Township 39 South, Range 9 E.W.M., Klamath County, Oregon described as follows: Beginning at the Northeast Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 24 and which point of beginning is the Northeast Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 24 and bears West along the Section line a distance of 1339.75 feet from the Northeast Corner of said Section 24; thence continuing West along the Section line a distance of 125 feet; thence S 0° 19' W 167 feet; thence East parallel to the North Section line 125 feet; thence N 0° 19' E 167 feet to the point of beginning. Excepting therefrom any portion lying in Airway Drive.

## SUBJECT TO:

- 1 Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- 2 Easement and well agreement, including the terms and provisions thereof, as disclosed by Decree of Dissolution of Marriage, Klamath County Circuit Court File No. 73-380E, filed July 22, 1974.
- 3 The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 13th day of March A.D. 19 81 at 2:10 o'clock P.M., and

duly recorded in Vol. 242, of Deeds on Page 4633.

EVELYN BIEHN, County Clerk

By Debra A. Gargan

Fee \$7.00