

KNOW ALL MEN BY THESE PRESENTS, That VILLA MARIE LAVERNE as to an undivided $\frac{1}{2}$ interest, and ARTHUR H. STITES and VALORA I. STITES, husband and wife, as to an undivided $\frac{1}{2}$ interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUE ANN BROWN

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 thereto belonging or appertaining, situated in the County of _____ and State of Oregon, described as follows, to-wit: $\frac{1}{2}$ interest, as to Parcel 1; and ARTHUR H. STITES and VALORA I. STITES as to an undivided $\frac{1}{2}$ interest, and WILLIAM R. LAVERNE and VILLA MARIE LAVERNE, husband and wife, as to an undivided $\frac{1}{2}$ interest, as to Parcel 2.

PARCEL 1:

All that portion of the SW $\frac{1}{4}$ of Section 19 and the NW $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, lying West of the West line of the Malin Bonanza Road,

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 and 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 \$120,000.00

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 16th day of July, 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)

W. R. Laverne Sr.

Villa Marie Laverne

VILLA MARIE LAVERNE

WILLIAM R. LAVERNE

Arthur H. Stites

ARTHUR H. STITES

Valora I. Stites

VALORA I. STITES

STATE OF OREGON,

County of Klamath

July 16, 1981

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named VILLA MARIE LAVERNE and WILLIAM R. LAVERNE and ARTHUR H. STITES and VALORA I. STITES, and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

6/19/83

Mr. & Mrs. William R. Laverne, 5407 NW 1st, R. Falls, OR 97601
Mr. & Mrs. Arthur H. Stites, 1821 Arthur St., R. Falls, OR 97601

Ms. Sue Ann Brown

90 MTC

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 _____

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/roll number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

- continued from the reverse side of this deed -

PARCEL 2:

13262

Beginning at the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian; thence West along the Section line 363 feet, more or less to the Easterly right of way line of the Bonanza-Malin County Road; thence Northerly and Northwesterly along said right of way line to its intersection with the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South along the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ 1205 feet, more or less to the point of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, lying East of the Bonanza-Malin County Road.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
 2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
 3. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Lost River.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Poe Valley Improvement District.
 5. An easement created by instrument, including the terms and provisions thereof, recorded March 15, 1910, in Volume 127, page 562, Deed Records of Klamath County, Oregon, for a 40 foot right of way in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian.
 6. Right of Way Easement, including the terms and provisions thereof, recorded August 20, 1947, in Volume 210, page 207, Deed Records of Klamath County, Oregon, in favor of the State of Oregon.
 7. An easement created by instrument, including the terms and provisions thereof, dated June 11, 1948, recorded April 12, 1949, in Volume 231, page 19, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Co., for electric transmission and distribution line over SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian.
 8. An easement created by instrument, including the terms and provisions thereof, dated August 7, 1951, recorded August 27, 1951, in Volume 249, page 315, Deed Records of Klamath County, Oregon, in favor of California Oregon Power Company, for installation of two distribution line power poles and associated wires across NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, West Bonanza Malin Market Road.
 9. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: June 24, 1974
Recorded: June 27, 1974
Volume: M74, page 7925, Microfilm Records of Klamath County, Oregon
Amount: \$35,000.00
Mortgagor: Villa Marie Laverne and Arthur H. Stites and Valora I. Stites, husband and wife
Mortgagee: Joe D. Taylor and Carolyn Ann Taylor, husband and wife
(Affects Parcel 1)
- The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of Mountain Title Co.
this 24th day of July A.D. 1981 at 10:02 clock A.M., and

duly recorded in Vol. M81 of Deeds on Page 13261

Fee \$7.00

By EVELYN BIEHN, County Clerk
Barbara A. Letch