

KNOW ALL MEN BY THESE PRESENTS, That AUGUST HAUPTMANN and THELMA JUANITA

HAUPTMANN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES S. GEE and PATRICIA GEE, 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 15 of KIELSMEIER ACRE TRACTS, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of said Tract 15 more particularly described as follows: Beginning at the Southeast corner of said Tract 15; thence North 89° 52' 00" West 166.37 feet; thence North 00° 12' 15" West 17.75 feet; thence South 89° 52' 00" East 166.37 feet; thence South 00° 12' 15" East 17.75 feet to the point of beginning.

- 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

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 \$45,000.00

~~THE GRANTOR HEREBY WARRANTS AND DEFENDS THE SAID PREMISES AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER, EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES.~~

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 21st day of August, 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)

STATE OF OREGON,

County of Klamath

August 21, 1981

Personally appeared the above named AUGUST HAUPTMANN and THELMA JUANITA HAUPTMANN, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

AUGUST HAUPTMANN

THELMA JUANITA HAUPTMANN

STATE OF OREGON, County of Klamath, 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. August Hauptmann

1125 Hays Street
Sacramento, CA 95833

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. James S. Gee

9418 Kane
Klamath 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

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

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

Recording Officer

By Deputy

14987

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
4. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, for transmission and distribution of electricity, recorded in Volume 69, page 639, Deed Records of Klamath County, Oregon.
5. Reservations as contained in Deed recorded in Volume 94, page 361, Deed Records of Klamath County, Oregon, as follows:
"grantors, their heirs or assigns, reserve the right to take irrigation water along or across said lands."
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: October 22, 1976
Recorded: October 25, 1976
Volume: M76, page 16917, Microfilm Records of Klamath County, Oregon
Amount: \$23,800.00
Grantor: August Hauptmann and Juanita Hauptmann, husband and wife
Trustee: D. L. Hoots
Beneficiary: Security Savings and Loan Association
The Grantee named on the reverse side of this deed hereby agrees to assume and pay
7. Assessments, if any, due to the City of Klamath Falls, for water use. the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 21st day of August A.D. 19 81 at 2:39 clock PM., and

duly recorded in Vol. M81, of Deeds on Page 14986.

EVELYN BIEHN, County Clerk

By Bernetha A. Detach

Fee \$7.00

