

**KNOW ALL MEN BY THESE PRESENTS, That** OSCAR E. CLEVELAND and JOAN CLEVELAND, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIP GUERRERO and DEBRA LEE VAUGHAN, not as tenants in common, but with the right of survivorship, 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:

A tract of land situated in the S 34 N 36 E 34 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin which lies North 01° 14' West a distance of 685.3 feet and South 89° 26' West a distance of 557.30 feet from the cased iron pin which marks the Southeast corner of said Section 3; thence continuing South 89° 26' West 72.70 feet to a 5/8 inch iron pin; thence North 01° 14' West a distance of 139.10 feet to a 5/8 inch pin; thence North 89° 24' East a distance of 72.70 feet to a 5/8 inch iron pin; thence South 01° 14' East a distance of 139.14 feet to the point of beginning, with bearings based on the East line of said Section 3 as being North 01° 14' West.

- 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 \$37,900.00

However, the actual consideration consists of an undivided other property or value given or promised, which is the whole consideration indicated which is (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 2nd day of September, 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 ) ss.

September 2, 1981

Personally appeared the above named OSCAR E. CLEVELAND and JOAN CLEVELAND, 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

OSCAR E. CLEVELAND

JOAN CLEVELAND

STATE OF OREGON, County of ) ss.

Personally appeared ) and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mr. & Mrs. Oscar E. Cleveland

P.O. Box 1060  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. Kip Guerrero and Ms. Debra Lee Vaughan

3941 Mack  
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, ) 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/recd number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

88061009 AM

GENE YINAGRAW

15689

continued from the reverse side of this deed -

15690

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Assessments, if any, due to the City of Klamath Falls for water use.
6. Easement for irrigation ditch, for the use of adjoining property owners, contained in Deed recorded March 4, 1927, in Book 74, page 387, Deed Records of Klamath County, Oregon.
7. An easement created by instrument, including the terms and provisions thereof, recorded July 10, 1940, in Volume 130, page 347, Deed Records of Klamath County, Oregon, in favor of California Oregon Power Company, a corporation for a water pipe line.
8. Reservations and restrictions contained in Deed from T. I. McEnerny and Thelma McEnerny to William A. Tiller and Edythe Tiller, recorded August 22, 1941, in Book 140, page 464, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at \_\_\_\_\_

this 3rd day of Sept. A.D. 1981 at 10:56 o'clock A.M., and

duly recorded in Vol. M-81 of Deeds on Page 15689

EVELYN BIEHN, County Clerk

By [Signature] deputy

Fee: \$8.00

