

KNOW ALL MEN BY THESE PRESENTS, That Richard L. Garbutt and Gloria L. Garbutt, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marcia Black, 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:

REFER TO LEGAL AS IT APPEARS ON THE REVERSE OF THIS DEED

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.

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 \$ 95,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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 28th day of October, 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.

Richard L. Garbutt

Gloria L. Garbutt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss. County of Klamath, October 28, 1981

STATE OF OREGON, County of ss. , 19

Personally appeared the above named Richard L. Garbutt and Gloria L. Garbutt

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.

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, Linda Stelle, Notary Public for Oregon, My commission expires: 7/13/85

Before me: (OFFICIAL SEAL) Notary Public for Oregon, My commission expires:

Richard L. Garbutt and Gloria L. Garbutt

GRANTOR'S NAME AND ADDRESS

Marcia Black
2014 Kimberly
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

no change

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/roll number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

A parcel of land situate in the South half of Southwest quarter of Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Northwest quarter of said Section 20; thence North $00^{\circ} 21' 40''$ East along the West line of said Section 20, 301.29 feet; thence leaving said West line North $89^{\circ} 56' 43''$ East 35.00 feet to the Easterly right of way line of the County Road and the point of beginning of this description; thence continuing North $89^{\circ} 56' 43''$ East 1302.05 feet; thence South along the East corner thereof; thence West along the South line of said South half of Southwest quarter of Northwest quarter to the Easterly right of way line of said County Road; thence North along the Easterly line of said County Road to the point of beginning of this description.

EXCEPTING THEREFROM a parcel of land situated in the Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest corner of said Northwest quarter; thence South $89^{\circ} 59' 50''$ East along the South line of said Northwest quarter, 30.00 feet to the Easterly right-of-way line of said Reeder Road; thence North $00^{\circ} 21' 40''$ East along said right-of-way line, 158.56 feet to the point of beginning for this description; thence continuing North $00^{\circ} 21' 40''$ East along said right-of-way line, 142.76 feet; thence North $89^{\circ} 56' 43''$ East, 1307.05 feet to a $\frac{5}{8}$ inch iron pin; thence South $00^{\circ} 17' 02''$ West along the East line of the Southwest quarter Northwest quarter, 143.42 feet to a $\frac{1}{2}$ inch iron pin; thence South $89^{\circ} 58' 27''$ West, 1307.24 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that certain lateral constructed or to be constructed by the United States running down the West line of Section 20 to the Northwest corner of the Southwest quarter of said Section 20, a strip 10 feet wide on each side of center line being required therefor, and also all canals and ditches of the Old Ankeny System as conveyed to the United States of America by deed recorded December 21, 1907 in Volume 23, page 403, Deed Records of Klamath County, Oregon.

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 Klamath Irrigation District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Recital in Deed from L. C. Sisemore, et ux, to P. Hansen, et al, recorded August 15, 1916 in Volume 46, page 69, Deed Records of Klamath County, Oregon, to wit:
"Subject to rights to ditches and laterals granted to the United States Reclamation Service."

5. Covenants, conditions, restrictions and easements as contained in Well Agreement executed by Wilcox D. Parker, et al, recorded July 14, 1976 in Volume M76, page 10666, Microfilm Records of Klamath County, Oregon.

6. 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: September 28, 1979

Recorded: October 1, 1979

Volume: M79, page 23136, Microfilm Records of Klamath County, Oregon

Amount: \$58,000.00

Mortgagor: Richard L. Garbutt and Gloria L. Garbutt

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P22352)

SAID MORTGAGE BUYER AGREES TO ASSUME AND PAY.

18790-A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 28th day of October A. D. 19 81 at 2:47 o'clock P. M., and

duly recorded in Vol. M81, of Deeds on Page 18789

EVELYN BIEHN, County Clerk

By Yvonne R. James

Fee \$12.00