

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS E. DEVEREAUX and DEBORAH J. DEVEREAUX, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS V. OSBORNE and ROXANNE OSBORNE, 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:

A parcel of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0° 01' 10" West along the West line of said Section 18, a distance of 2132.47 feet; thence South 89° 51' 42" East a distance of 2034.90 feet; thence North 0° 00' 23" East a distance of 496.10 feet to the true point of beginning of this description; thence North 89° 59' 04" West a distance of 507.6 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line, and along the arc of a 400 foot radius curve to the right, having a central angle of 20° 00' 00" a distance of 139.63 feet; thence South 89° 55' 23" East a distance of 576.41 feet to a point which bears South 0° 00' 23" West from the point of beginning; thence North 0° 00' 23" East a distance of 123.0 feet, more or less to the point of beginning.

(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 \$70,000.00

However, the actual consideration consists of the individuals' other property of value given or proposed to be given to the whole consideration (indicate which). 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 23rd day of July, 1982; 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)

Signature of Douglas E. Devereaux

DOUGLAS E. DEVEREAUX

Signature of Deborah J. Devereaux

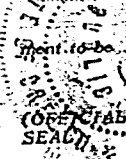
DEBORAH J. DEVEREAUX

STATE OF OREGON, County of _____) ss.

STATE OF OREGON, County of Klamath July 23, 1982

Personally appeared _____, 19____, 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.

Personally appeared the above named DOUGLAS E. DEVEREAUX and DEBORAH J. DEVEREAUX, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.



Signature of Notary Public for Oregon

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Douglas J. Devereaux 3613 A La Jolla Ct. K. Falls, OR 97601

Mr. & Mrs. Douglas V. Osborne 4939 Hwy 39 K. Falls, OR 97601

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 _____) ss.

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, 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 Enterprise Irrigation District.
4. An easement created by instrument, including the terms and provisions thereof,
 Dated: October 17, 1978
 Recorded: October 18, 1978
 Volume: M78, page 23313, Microfilm Records of Klamath County, Oregon
 For: Delivery of irrigation water from the Enterprise Irrigation District canal
5. 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: August 18, 1980
 Recorded: August 20, 1980
 Volume: M80, page 15787, Microfilm Records of Klamath County, Oregon
 Amount: \$58,000.00
 Mortgagor: Larry L. Grove and Sandra A. Grove, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

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 11:36

this 23 day of July A.D. 19 82 at _____ o'clock A.M.

duly recorded in Vol. M 82 , of Deeds on Page 9451

Fee \$8.00

By Joyce McArthur
EVELYN BIEHN, County Clerk

