

KNOW ALL MEN BY THESE PRESENTS, That MELVIN DEIEN and DOROTHY DEIEN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. A. JAMESON and MABEL M. JAMESON, husband and wife 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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 16, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- 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 \$ 46,000.00

However, the actual consideration consists of the whole consideration of \$46,000.00 (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 28th 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)

STATE OF OREGON,
County of Klamath } ss.
July 28, 19 82

Melvin Deien
MELVIN DEIEN
Dorothy Deien
DOROTHY DEIEN
STATE OF OREGON, County of _____, 19____) ss.
Personally appeared _____

Personally appeared the above named MELVIN DEIEN and DOROTHY DEIEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

_____ 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, 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.

Robert L. Garrison
Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Mr. & Mrs. Melvin Deien
P.O. Box 162
Keno, OR 97627
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. R. A. Jameson
General Delivery
Keno, OR 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

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

By _____ 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. An easement, including the terms and provisions thereof, dated November 14, 1956, and recorded November 16, 1956, in Book 288, page 72, in favor of the California Oregon Power Company.
3. Reservations as contained in plat dedication, to wit:
 "Subject to: (1) A 20 foot building setback along the street side of all lots; (2) A 16 foot utility easement centered on the lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."
4. Formation of Klamath River Acres Special Road District as set forth in instrument filed January 30, 1975, in Klamath County Commissioners Journal.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 28 day of July A.D. 1982 at 2:30 o'clock P.M., and
 duly recorded in Vol. M 82, of Deeds on Page 9676

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McArthur