

KNOW ALL MEN BY THESE PRESENTS, That JOHN WILLIE PUGH and ETHEL MAE PUGH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD J. RAY and CRYSTAL J. RAY, 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:

Lots 41 and 42, Block 8, ST. FRANCIS PARK, 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

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 \$ 42,500.00. However, the actual consideration consists of SK [unclear] OTHER PROPERTY OF VALUE [unclear] OF [unclear] WHICH [unclear] THE WHOLE CONSIDERATION INDICATED WHICH [unclear] 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 August, 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~~ LOUISIANA } ss.
PARISH of CADDO }
August 2, 1982, 19.82.

Personally appeared the above named JOHN WILLIE PUGH and ETHEL MAE PUGH, husband and wife

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

Before me, Notary Public for Caddo Parish, Louisiana
My commission expires June 30, 1984

(OFFICIAL SEAL)

Mr. & Mrs. John Willie Pugh
Rt. 4 Box 115-D
Shreveport, LA 71107
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Donald J. Ray
4511 Boardman
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

JOHN WILLIE PUGH

ETHEL MAE PUGH

STATE OF OREGON, County of) ss.
19.82.

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)

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/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

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
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 Enterprise Irrigation.
4. Reservations and restrictions as shown in Deed from Geo. S. Rusco, et ux to John D. Ross et ux, dated October 19, 1940, and recorded November 12, 1940, in Volume 133, page 173, Deed Records of Klamath County, Oregon.
5. Reservations contained in plat dedication, to wit:
"Saving and excepting the right is hereby reserved by the dedicators, their heirs, successors, and assigns the privilege to install, operate, maintain, repair, and remove water, sewer, and gas pipes, conduits, ditches, and mains and electric light and telephone poles and wires, on along, under, and over the said streets, alleys, and boulevards, also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic, or drainage purposes across all streets, alleys, boulevards, and lots."
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: February 21, 1978
Recorded: February 23, 1978
Volume: M78, page 3495, Microfilm Records of Klamath County, Oregon
Amount: \$32,124.00
Mortgagor: John Willie Pugh and Ethel Mae Pugh
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M82499)
Re-recorded: August 23, 1978
Volume: M78, page 18747, Microfilm Records of Klamath County, Oregon

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 .

this 6th day of August A.D. 1982 at 11:07 clock a.m.
duly recorded in Vol. M82, of deeds on Page 10117

EVELYN B. BERRY, Clerk

By John W. Pugh