

KNOW ALL MEN BY THESE PRESENTS, That THARON MERETA HODGES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILLIP O. DE PRATO and MAE LOYCE DE PRATO, 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:

PARCEL 1:

Lot 3, SUBDIVISION OF TRACTS B & C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situated in Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 36, TRACT A, FRONTIER TRACTS; thence East 100 feet to the Southeast corner of said Lot 36; thence South 27.3 feet to a point; thence Southwesterly along the Northwest side of O'Neil Drive 118 feet in a straight line to a point which bears South 0° 09' West of the point of beginning;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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 \$ 24,500.00

However, the actual consideration consists of or includes other property or value given or provided which is part of the 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 7th day of September, 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.

Tharon Mereta Hodges  
THARON MERETA HODGES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.  
September 7, 1982

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
THARON MERETA HODGES

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 \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_, 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 be-  
half 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: 6/19/83

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

Ms. Tharon Mereta Hodges  
Box 69A Harriman Route  
Klamath Falls, OR 97601

Mr. & Mrs. Phillip O. DePrato  
2418 Nelson  
Redondo Beach, CA 90278

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of \_\_\_\_\_ } ss.  
I certify that the within instru-  
ment 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.  
\_\_\_\_\_  
Recording Officer  
By \_\_\_\_\_ Deputy

- continued from the reverse side of this deed -

thence North 0° 09' East 89 feet to the point of beginning.

**SUBJECT TO:**

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Easement for flowage and seepage, including the terms and provisions thereof, granted the United States of America, by instrument recorded April 8, 1932, in Volume 97, page 237, Deed Records of Klamath County, Oregon.
3. Conditions and restrictions as contained in instrument recorded March 5, 1959, in Volume 310, page 316, and recorded January 6, 1970, in Volume M70, page 73, Records of Klamath County, Oregon, to wit:  
"The reservation that no commercial enterprise or enterprises shall be operated on the above described property."
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 21, 1982

Recorded: January 21, 1982

Volume: M82, page 885, Microfilm Records of Klamath County, Oregon

Amount: \$17,700.00

Grantor: Tharon Mereta Hodges

Trustee: Mountain Title Company, Inc.

Beneficiary: Lewis E. Easley and Grace F. Easley, tenants in common

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

5. Domestic Well and Pump Agreement, including the terms and provisions thereof by and between Grace F. Easley and Spencer Erickson and John A. Wiess, dated January 5, 1982, recorded January 21, 1982, Volume M82, page 889, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 7 day of Sept A.D. 19 82 at 1:52 o'clock P M

duly recorded in Vol. M 82 of Deeds on c.c. 11741

Fee \$8.00

EVLYN BIRHN County Clerk

By *[Signature]*



NOTED FOR RECORD

*[Faint, mostly illegible text in the bottom left corner, possibly a continuation of the deed or a separate document.]*