

KNOW ALL MEN BY THESE PRESENTS, That LAURENCE A. WORTON and AILEEN J. WORTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LORAIN BETTENCOURT

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:

Portion of Tract 22, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Tract 22; thence Northerly along the East line of Tract 22, a distance of 239.20 feet; thence west along the South line of property described in Book 320 at page 586, Deed Records of Klamath County, Oregon, a distance 178.38 feet to the true point of beginning of this parcel; thence South parallel to the East line of Tract 22 to the North line of Harlan Drive; thence Northwesterly along the North line of Harlan Drive to the Southeast corner of that property described in Deed Volume 314 at page 290, Records of Klamath County, Oregon; thence North along the East

MOUNTAIN TITLE COMPANY INC.

boundary of that property described in Deed Volume 314 at page 290, Records of Klamath County, Oregon, to the Southwest corner of that property described in Deed Volume 320, at page 586, Records of Klamath County, Oregon; thence East along the South line of

(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 \$ 19,000.00

WHEREFORE, THE GRANTOR HEREBY CERTIFIES THAT THE FOREGOING PROPERTY IS NOT SUBJECT TO ANY OTHER ENCUMBRANCE WHICH IS A PART OF THE CONSIDERATION FOR THIS DEED. (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 29th day of June, 1983; 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)

Laurence A. Worton
Aileen J. Worton
LAURENCE A. WORTON
AILEEN J. WORTON

STATE OF OREGON } ss.
County of Klamath
June 29, 1983

Personally appeared the above named
LAURENCE A. WORTON and AILEEN J. WORTON, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/87

STATE OF OREGON, County of _____) ss.
_____, 19____

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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Laurence A. Worton
5763 Harlan Dr.
K. Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ms. Loraine Bettencourt

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

MTC

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, } 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.

By _____

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

property described in Deed Volume 320 at page 586, Records of Klamath County, Oregon, a distance of 85 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, reduced by reason of Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
Account No.: 4103909-1114 Tax Lot 5000
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Reservations and restrictions as shown in Deed from Paul Farrens, duly appointed and acting Administrator with the Will Annexed of the Estate of Malcomb Graeme MacNevin, Deceased, (sometimes known as Malcomb G. MacNevin and M. G. MacNevin) to Walter C. Killian and Francis Killian, husband and wife, dated January 18, 1945 recorded March 15, 1945, in Deed Volume 174 at page 212, Records of Klamath County, Oregon.
6. 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: December 30, 1976

Recorded: December 30, 1976

Volume: M76, page 20913, Microfilm Records of Klamath County, Oregon

Amount: \$29,000.00

Grantor: Michael A. Fimbres and Beverly J. Fimbres

Trustee: Transamerica Title Insurance

Beneficiary: First National Bank of Oregon

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
this 1st day of July A. D. 1983 at 2:19 o'clock P. M. and
duly recorded in Vol. M83, of Deeds on Page 10434

Fee \$8.00

EVELYN BIEHN, County Clerk
By Lynetha J. Ketch