

KNOW ALL MEN BY THESE PRESENTS, That MARYALLICE FREEMAN, also known as SUSIE ELLIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOYD E. MANES and ESTHER E. MANES, 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:

The Northerly 100 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies East of the U.S.R. Lateral A-3-B and West of Homedale Road, EXCEPTING THEREFROM the Northerly 10 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, which lies East of the U.S.R. Lateral A-3-B and West of Homedale Road.

MOUNTAIN TITLE COMPANY INC.

(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 shown on the reverse of this deed and those of record and 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 \$ 28,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 15th day of June, 1984, 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)

Maryallice Freeman, also known as Susie Ellis

STATE OF OREGON,
County of Klamath

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

Personally appeared _____ and _____

for Maryallice Freeman her attorney in fact

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

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)

Before me: *Herda Stelle*

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

MARYALLICE FREEMAN

GRANTOR'S NAME AND ADDRESS

BOYD E. MANES and ESTHER E. MANES
5000 Homedale
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

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.

By _____

Recording Officer

Deputy

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
3. Reservations as contained in Deed recorded in Volume 75, page 534, Records of Klamath County, Oregon, to wit:
 "reserving, however, all those certain strips and parcels of land conveyed to the United States for laterals and ditches used in the irrigation and drainage of said lands. Together with all water rights and privileges appurtenant to said land and held by the said J. W. Siemens under agreement with the United States or the Klamath Water Users Association."
4. Easement, including the terms and provisions thereof, granted to The California Oregon Power Company, a corporation, recorded in Volume 134, page 122, Records of Klamath County, Oregon.
5. Grant of Easement, including the terms and provisions thereof, granted to Klamath County for utility purposes, as recorded in Volume M71, page 6426, Microfilm Records of Klamath County, Oregon.
6. Right of way for roadway purposes over property described in Quitclaim Deed recorded in Volume M73, page 14821, Microfilm Records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 18 day of June A.D. 19 84
 at 10:52 o'clock A M, and duly
 recorded in Vol. M84 of Deeds
 Page 10104

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00