

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM M. BOND and J. MARIE BOND,

as tenants in common

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

BRUCE R. THOMPSON and TALLIE L. THOMPSON, 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 following described real property situated in Klamath County, Oregon, and being a portion of the SW 1/4 of the NW 1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Section corner common to Sections 29, 28, 32, 33, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the Section line 1346.72 feet to the point of beginning; thence North 89° 13' East 499.28 feet to a 3/8" iron pipe as per recorded Survey No. 328 in 1964 by Archie D. Gorzatt; thence South 18° 59' East 640.20 feet to a point; thence South 40° 11' East 387.80 feet to a point; thence South 27° 58' 20' East 452.15 feet to a point; henceforth referred to as Point No. 1; thence West to a

## MOUNTAIN TITLE COMPANY INC.

point on the West line of Section 33; thence North along the Section line to the point of beginning.

- 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 \$ 80,000.00

~~WHEREBY THE GRANTOR CONSIDERATION COVENANTS OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED 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 20th day of July, 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.

William M. Bond  
WILLIAM M. BOND

J. Marie Bond  
J. MARIE BOND

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON ) ss.  
County of Klamath  
July 20, 1984

Personally appeared the above named  
WILLIAM M. BOND and J. MARIE BOND,  
husband and wife

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

Before me:  
Christi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/87

William M. and J. Marie Bond  
9343 Hwy 39  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Bruce R. & Tallie L. Thompson  
9977 Tingle Lane  
Klamath Falls, OR 97603  
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

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

- continued from the reverse side of this deed -

12430

EXCEPTING THEREFROM rights of way and real property heretofore conveyed to U.S.R.S. C-4 Lateral, C-4-K Lateral No. 20-E drain and that certain parcel conveyed by California Scott Taylor to Klamath Irrigation District Deed recorded December 8, 1977, in Volume M77, page 23806; as corrected and superseded by Deed from California Scott Taylor, California S. Taylor and Harold Young, as Trustees to Klamath Irrigation District, dated 28th day of December 1978, and recorded in Volume M78, page 29044, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom those certain parcels conveyed to Joe M. Chavez and Carol Chavez, husband and wife by Deeds recorded in Volume 352, page 539 and Volume M72, page 15031, Microfilm Records of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
4. The premise herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
5. An easement created by instrument, including the terms and provisions thereof, Dated: November 13, 1941  
Recorded: December 2, 1941  
Volume: 143, page 54, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Transmission and distribution of electricity  
Affects: No exact location given  
(re-recorded to correct Volume 138, page 600, recorded June 19, 1941)
6. An easement created by instrument, including the terms and provisions thereof, Dated: May 22, 1965  
Recorded: October 8, 1965  
Volume: M65, page 2439, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company, a corporation  
For: Electric transmission and distribution lines
7. An easement created by instrument, including the terms and provisions thereof, Dated: November 2, 1964  
Recorded: August 14, 1974  
Volume: M74, page 9920, Microfilm Records of Klamath County, Oregon  
In favor of: Donald Edward Johnson and Muriel Annetta Johnson  
For: Installation of pumps in the U.S.R.S. C-4 and C-4K Laterals and operate the same and conduct water therefrom.
8. An easement created by instrument, including the terms and provisions thereof, Dated: October 25, 1977 and December 28, 1978  
Recorded: December 8, 1977  
Volume: M77, page 23806, Microfilm Records of Klamath County, Oregon  
Re-recorded: December 29, 1978  
Volume: M78, page 29044, Microfilm Records of Klamath County, Oregon  
In favor of: Klamath Irrigation District  
For: Access to C-4K and C-4 Laterals
9. Subject to the effect of a well, pump, pumphouse, and water line agreement, including the terms and provisions thereof, as evidenced by instrument recorded November 30, 1981 in Volume M81, page 20607, 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:ss  
I hereby certify that the within instrument was received and filed for  
record on the 23 day of July A.D., 1984 at 4:23 o'clock P M,  
and duly recorded in Vol M84 of Deeds on page 12429.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK  
by: [Signature], Deputy