

KNOW ALL MEN BY THESE PRESENTS, That ROBERT B. WOODRUFF and DEBBIE S. WOODRUFF, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES W. JACOBSON and RAEDENE M. ROUSE, not as tenants in common, but with the right of ^{survivorship} 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

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 \$ 45,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ~~①~~ (The sentence between the symbols ~~①~~ if not applicable, should be deleted. See ORS 93.930.)

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 8th day of August, 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)

Robert B. Woodruff
Robert B. Woodruff

Debbie S. Woodruff
Debbie S. Woodruff

NEVADA
STATE OF OREGON, } ss.
County of PERSHING
August 8th, 1984

STATE OF ~~OREGON~~, County of PERSHING) ss.
August 8th, 1984

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

Personally appeared the above named
Robert B. Woodruff & Debbie S.
Woodruff

and acknowledged the foregoing instrument to be their 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 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:

Below me: OFFICIAL SEAL
(OFFICIAL SEAL) PATRICIA L. BRIS
NOTARY PUBLIC - STATE OF NEVADA
Notary Public for Oregon
My commission expires: Feb. 11, 1987

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Robert B. & Debbie S. Woodruff

GRANTOR'S NAME AND ADDRESS

James W. Jacobson & Raedene M. Rouse
119 Ewauna
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

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, } ss.

County of

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book on page or as file/ree/ number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By Deputy

13779

DESCRIPTION

Lot 3, Block 22, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, TOGETHER WITH that portion of Center Street vacated which reverted to the property above described EXCEPT the following described property:

Beginning on the Western line of Lot 3, Block 22, Original Town of Klamath Falls, Oregon, at a point thereon 48 feet Northerly from the Southwest corner of said Lot 3; thence Northerly along the said Westerly line of Lot 3 to Pine Street; thence Easterly along the Southerly line of Pine Street to the center line of Center Street (vacated); thence Southerly along said center line to an intersecting section with a line running parallel with Main Street from the point of beginning; thence Westerly along said line parallel with Main Street to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Right of way, including the terms and provisions thereof, given by Schyler C. Sumner and Harriet Sumner, husband and wife to Linkville Water Ditch Company, dated August, 1884, recorded December 17, 1884 in Deed Volume 2, page 172, Records of Klamath County, Oregon.
3. 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: June 15, 1979
 Recorded: June 20, 1979
 Volume: M79, page 14550, Microfilm Records of Klamath County, Oregon
 Amount: \$41,400.00
 Grantor: William C. Conrad, Jr. and Sharon A. Conrad, husband and wife
 Trustee: William Sisemore
 Beneficiary: Klamath First Federal Savings and Loan Association

The grantees as they appear on the reverse of this Deed agree to assume said Trust Deed and to pay said Trust Deed in full.

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 10 day of Aug. A.D. 19 84
 at 10:41 o'clock A M, and duly
 recorded in Vol. M84 of Deeds
 Page 13778

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00