

39940

KNOW ALL MEN BY THESE PRESENTS, That

DALE L. MULLICA and SANDRA S. MULLICA,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER BRADLEY REED, hereinafter called the grantee, husband and wife and GLORIA J. REED, husband and wife 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 or apparent upon the land, if any, as of the date of this deed,

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 \$ 78,000.00
~~Now, the actual consideration consists of the property or value of the property or premises which is the whole consideration indicated by the above recited sum of money, and the sum of \$78,000.00 is the whole consideration indicated by the above recited sum of money.~~

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 10th 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.

Dale L. Mullica
Dale L. Mullica

Sandra S. Mullica
Sandra S. Mullica

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

STATE OF OREGON, _____) ss.
County of Lincoln, _____
August 10, 1984

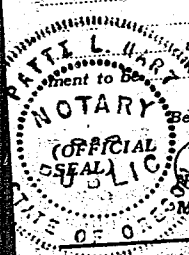
Personally appeared the above named
Dale L. Mullica and Sandra S. Mullica

Personally appeared _____, 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 allixed 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)



and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: _____
Notary Public for Oregon
My commission expires: 1-31-88

Notary Public for Oregon
My commission expires:

DALE L. MULLICA & SANDRA S. MULLICA

GRANTOR'S NAME AND ADDRESS
WALTER BRADLEY REED & GLORIA J. REED
7711 Booth Rd.
Klamath Falls, OR 97601

GRANTEE
C/O Klamath 1st Fed
540 Main, KF
NAME, ADDRESS, ZIP

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

GRANTEE
C/O Klamath 1st Fed
540 Main, KF
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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

84 AUG 10 PM 3 25

13798

DESCRIPTION

All of Lot 21 and that portion of Lot 20, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which marks the Southeast corner of Tract 20 of Junction Acres, as filed in the County Clerk's Office of Klamath County, Oregon and running thence: North along the line between tracts 20 and 21 of Junction Acres a distance of 464.8 feet to an iron pin; thence Westerly parallel to the South line of Tract 20 a distance of 37.4 feet to a point; thence Southerly parallel to the East line of Tract 20 a distance of 464.8 feet to a point which is on the South line of tract 20 and also on the North right of way line of the County Road; thence East along the South line of Tract 20 which line is also the North right of way line of the County Road, a distance of 37.4 feet, more or less, to the point of beginning.

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 premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations and restrictions as contained in Deed from C. C. Kelley, et al to Ray F. Smith, recorded May 2, 1928 in Volume 79, page 453, Deed Records of Klamath County, Oregon, and in Deed from C. C. Kelley, et al to J. F. Kelsay, recorded October 10, 1929 in Volume 89, page 125, Deed Records of Klamath County, Oregon, to wit:
 "Excepting from this conveyance a right of way for irrigation ditches or canals of sufficient width and depth over and across said premises to convey 100 inches (Miner's measure) of water at any place on said premises selected by the grantors or their assigns herein, together with a right of ingress to and egress from the same for repairing and maintaining said ditches or canals."
5. Reservations and restrictions as contained in Deed from John F. Kelsay, et ux, to Ruby K. Howry, including the terms and provisions thereof, recorded July 5, 1934 in Volume 103, page 236, Deed Records of Klamath County, Oregon, to wit:
 "reserving and excepting all rights accruing to the Enterprise Irrigation District and also all right of ways across said premises for irrigation purposes to carry water to adjoining lands." (Affects all of Lot 20)

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 3:25 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 13797

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00