

KNOW ALL MEN BY THESE PRESENTS, That

Timothy M. Smeekens and Kimberly A. Wilbur, Husband and Wife

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

LeRoy D. Ross and Terry Ann Ross, 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:

Lot 31 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk 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."

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 set forth on the reverse of this deed, or 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 \$ 58,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23 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)

STATE OF OREGON, County of Klamath) ss.

County of Klamath
August 24, 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 _____, 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.

Personally appeared the above named Timothy M. Smeekens for himself and as power of attorney for Kimberly A. Smeekens, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires:

Timothy M. Smeekens and Kimberly A. Wilbur

GRANTOR'S NAME AND ADDRESS
LeRoy D. Ross and Terry Ann Ross
4850 Shasta Way
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per 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

14743

SUBJECT TO:

14743

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 24 day of Aug. A.D. 19 84

at 2:29 o'clock P M, and duly

recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

NOTARY PUBLIC COMPANY INC

MODERN ESTATE
COUNTY OF KLAMATH
I hereby certify that the within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
I hereby certify that the within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
WITNESS my hand and seal of office this 24th day of August, 1984.
EVELYN BIEHN, County Clerk
By [Signature] Deputy