

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. HUNTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. REYNOLDS and DEBORAH ANN REYNOLDS, 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:

Tract 29 of Bailey 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 to verify approved uses."

84 SEP 21 AM 11 16

MOUNTAIN TITLE COMPANY INC.

- 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

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 \$ 56,000.00

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 September, 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.

James H. Hunter

JAMES H. HUNTER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, September 20, 1984

Personally appeared the above named JAMES H. HUNTER and acknowledged the foregoing instrument to be his voluntary act and deed.

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

STATE OF OREGON, County of, 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

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.

Notary Public for Oregon My commission expires:

James H. Hunter

GRANTOR'S NAME AND ADDRESS John R. Reynolds and Deborah Ann Reynolds 2851 Wind Klamath Falls Oregon 97601

GRANTEE'S NAME AND ADDRESS SAME AS GRANTEE

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON, 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.

By Recording Officer Deputy

- continued from the reverse side of this deed -

## SUBJECT TO:

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 Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Irrigation lateral as delineated on the recorded plat.
5. Reservations on Deed from Jesse Bailey and Ethel Bailey, husband and wife, to W. L. Clements and Irma Clements, husband and wife, dated April 3, 1930, recorded February 2, 1935, the grantors, their heirs and assigns reserve the right to construct ditches or laterals along the lines of or across above described property for irrigation purposes.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 21 day of Sept. A.D. 19 84at 11:16 o'clock A M, and dulyrecorded in Vol. M84 of DeedsPage 16340

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00