

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND G. DUNTEN and KATHLEEN R. DUNTEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS E. MORROW and PATRICIA A. MORROW, 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:

PARCEL 1: Lot 50, ELMWOOD PARK in the County of Klamath, State of Oregon.

PARCEL 2: A parcel of land situate in the SW 1/4 NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch iron pin marking the Southeast corner of Lot 50 of Elmwood Park, a duly recorded subdivision in said Klamath County; thence South 55°14'00" West along the Northerly right of way line of the U.S.B.R. Klamath Project A-3 Lateral, 308.25 feet to a one-half inch iron pin at the beginning of a curve to the right; thence along the arc of a 175.99 feet radius curve to the right (delta 10°01'14"; long chord = S60°

# MOUNTAIN TITLE COMPANY INC.

14'37" W 30.74 feet) 30.78 feet to the end curve thence North 03°21'42" West along the extension of an old fence and the old fence, 193.65 feet to the South boundary of said Elmwood Park thence S89°33'00" East along said subdivision boundary 291.27 feet to the point of beginning.

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 \$ 50,000.00

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 June, 1985; 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 Malheur

June 20th

1985

K. Kathleen R. Duntan  
KATHLEEN R. DUNTEN  
STATE OF OREGON, County of Malheur

Personally appeared

Personally appeared the above named  
RAYMOND G. DUNTEN and KATHLEEN R. DUNTEN

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

Before me: Violet M. Kerckhoff

Notary Public for Oregon

My commission expires: 9-21-86

(OFFICIAL SEAL)

Raymond G. Duntan & Kathleen R. Duntan

GRANTOR'S NAME AND ADDRESS

Thomas E. Morrow & Patricia A. Morrow

GRANTEE'S NAME AND ADDRESS

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,

County of Malheur

I certify that the within instrument was received for record on the day of June, 1985,

at 10 o'clock A.M., and recorded in book 1485 on page 9603 or as file/reel number 1485-9603

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Kathleen R. Duntan Recording Officer  
Deputy

- continued from the reverse side of this deed -

9604

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Wouth Suburban Sanitary District.
3. Right of Easement, including the terms and provisions thereof,  
Dated: July 8, 1933  
Recorded: July 24, 1933  
Volume: 101, page 274, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Right of Way easement
4. Right of Way conveyed by Fred Peterson, et al, to the California Oregon Power Company, a corporation, dated November 15, 1940, recorded April 15, 1941, in Volume 136, page 580, Deed Records of Klamath County, Oregon.
5. Reservations contained in agreement between Everett R. Dennis and Frances Dennis, husband and wife, and Warren W. Wood, et al, dated June 1, 1950, recorded July 11, 1950, in Volume 240, page 150, Deed Records of Klamath County, Oregon.
6. Reservations contained in plat dedication, to wit:  
"Hereby dedicated, donate, and convey to the Public, for public use forever the road and streets and right of way for irrigation laterals, indicated thus, shown in ELMWOOD PARK as platted hereon. The right of way for USRS Lateral "F" and Drain 1-C-7 as shown hereon are excepted for this dedication."
7. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

"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 24th day of June A.D. 19 85  
at 2:09 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 9603

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00