

52842

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KNOW ALL MEN BY THESE PRESENTS, That Guy A. Galletti
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary E. Griffith
and Karen L. Griffith, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The NW1/4 and SW1/4 lying North of the USBR Drain No. 1 and Southwesterly of
Southern Pacific Railroad of Section 26, Township 39 South, Range 9 East of the
Willamette Meridian and that portion of SE1/4 lying North of the USBR Drain #1
in Section 27, Township 39 South, Range 9 East of the Willamette Meridian;
EXCEPTING THEREFROM the following: Beginning at the intersection of the
Easterly right of way of the County Road known as the Spring Lake Road, (said
road being along the West line of the SE1/4 of Section 27, T. 39 S., R. 9
E.W.M.) and Northerly line of the U.S.B.R. Drain No. 1; thence North along the
Easterly right of way of the Spring Lake Road 370.0 feet; thence East at right
angles to the said Spring Lake Road 672.55 feet to the Northerly right of way
of the U.S.B.R. Drain No. 1; thence South 61°11' West along the Northerly right
of way of said No. 1 Drain 767.62 feet, more or less, 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 those listed on the back

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 \$ 25,000.00

However, the actual consideration consists of a certain sum of money, to-wit: \$25,000.00 which is
the whole of the consideration and has been paid by the grantee to the grantor.
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 5 day of Sept, 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.

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.

Guy A. Galletti
Guy A. Galletti

STATE OF OREGON, County of Klamath ss.
I, Guy A. Galletti, being duly sworn, depose and say that the foregoing is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, State of Oregon, 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 be-
fore me: 9/27/87 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 be-
fore me: 9/27/87 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 be-
fore me: 9/27/87

Notary Public for Oregon
My commission expires: 8/27/87

Notary Public for Oregon
My commission expires: 8/27/87

Guy A. Galletti

GRANTOR'S NAME AND ADDRESS
Gary E. Griffith and
Karen L. Griffith

GRANTEE'S NAME AND ADDRESS
After recording return to:
Jerry Molatore, Atty at Law
426 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Gary E. Griffith and Karen L. Griffith
9151 Spring Lake Road
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.
I certify that the within instru-
ment was received for record on the
day of Sept, 1985,
at 5 o'clock P.M., and recorded
in book/reel/volume No. 1485 on
page 14139 or as fee/file/instru-
ment/microfilm/reception No. 1485-14139
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
By Guy A. Galletti Deputy

GUY A. GALLETTI

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EXCEPTIONS:

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1. Taxes for 1985-86 are now a lien but not yet payable.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1984-85, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exist.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Any unpaid charges or assessments of the Klamath Irrigation District.
6. Easement for a road, including the terms and provisions thereof, executed by Alice E. West and W.J. West, her husband to Mary L. Moore, dated November 8, 1921, recorded December 2, 1921, in Volume 58 page 237, Deed records of Klamath County, Oregon.
7. Reservations and restrictions, including the terms and provisions thereof, in deed from Klamath Irrigation District, to E.G. and Dorothy Born, dated October 5, 1939, recorded October 7, 1939, in Volume 125 page 24, Deed records of Klamath County, Oregon, as follows: "It is expressly understood and agreed that neither the grantor nor the U.S. which operates and maintains the irrigation works of grantor, shall at any time be required to furnish through existing ditches, or to repair, construct or maintain any irrigation ditches or drainage ditches used or to be used in connection with said lands and further the grantor expressly reserves and shall keep and retain any payment or refund which may in future be made by the U.S. by reason of any reclassification of said lands."
8. Reservations and restrictions, including the terms and provisions thereof, contained in deed from Klamath Irrigation District, to Guy A. Galletti, dated March 9, 1959, recorded April 7, 1959 in Volume 311 page 300, Deed records of Klamath County, Oregon, as follows: "Grantee will pay proportionate part of costs of maintaining private ditches appurtenant to the premises in the ratio of amount of irrigation water conducted therethrough and used on said premises to that used on other lands irrigated from said ditches, and further agrees that all of the granted premises shall be and remain subject to assessments of grantors, regardless whether irrigation water is used thereon."
9. Terms and provisions, as contained in Easement from Guy A. Galletti, a single man to the United States of America, dated July 20, 1964, and recorded July 27, 1964, in Volume 355 page 18, Deed records of Klamath County, Oregon.
10. Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of September A.D., 19 85 at 10:23 o'clock A M., and duly recorded in Vol. M85 day of Deeds on Page 14139

FEE \$9.00

Evelyn Biehn, County Clerk

By Ram Smith

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of September A.D., 19 85 at 10:23 o'clock A M., and duly recorded in Vol. M85 day of Deeds on Page 14139