

KNOW ALL MEN BY THESE PRESENTS, That BROOKS WARNER, REECE WARNER, and MAXINE HANSON, each as to an undivided 1/3 interest as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALICE F. LEWIS, 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:

The South one-half of Lot 11, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the West 5 feet conveyed to Klamath County for the widening of Gary Street by instrument recorded June 25, 1965, in Volume 362, page 460, Deed Records of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable law, use laws and regulations. Before signing or accepting this instrument, the person signing or accepting should check with the appropriate city or county for approved uses."

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 heret / 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.

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 \$ 15,000.00

PROVIDED, THE LAND DESCRIBED HEREON IS EXCEPTED FROM THE PROPERTY OF THE GRANTOR, AND THE GRANTOR SHALL NOT BE RESPONSIBLE FOR THE SAME. (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 11th day of October, 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)

California
STATE OF REDBLUFF,
County of Tehama
October 11, 19 85

Personally appeared the above named Maxine Hanson

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

Before me: (see notary on reverse)
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

BROOKS WARNER
REECE WARNER
MAXINE HANSON
STATE OF OREGON, County of MULTNOMAH) ss.
Oct 16, 1985

Personally appeared BROOKS WARNER and REECE WARNER 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 official seal of said corporation and that said instrument was signed and sealed by each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Phyllis L. Hambl
Notary Public for Oregon
My commission expires: 5-28-88



Maxine Hanson & Brooks Warner & Reece Warner
4 Weeks Ct. / 15112 SE Linden Lane
Redbluff, CA 96080 / Milwaukie, OR 97222

GRANTOR'S NAME AND ADDRESS
Alice F. Lewis
2028 Gary
Klamath Falls, OR 97603

After recording return to:
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
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

SPACE RESERVED FOR RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO: and the parties hereto have agreed that the premises described herein shall be subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

1. Taxes for the fiscal year 1985-1986, 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. Reservations and restrictions, as contained in deed recorded April 26, 1938, in Volume 115, page 303, Deed Records of Klamath County, Oregon, to wit: "excepting and reserving to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises, and to keep and maintain the same, said right of way to be for the benefit of the lands and premises adjoining the above described land."

STATE OF CALIFORNIA

Tehama County of California ss.

On October 11, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Maxine Hanson

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that She executed it.

Jeannie L. Dobbins NOTARY PUBLIC

ACKNOWLEDGMENT - INDIVIDUAL NOTARY PUBLIC NO. 69 - 1/83



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of the 1st day of November A.D., 19 85 at 2:42 o'clock P. M., and duly recorded in Vol. M85 of Deeds on Page 17817.

FEE \$9.00 Evelyn Biehn County Clerk By [Signature]

STATE OF OREGON: COUNTY OF KLAMATH: [Large empty area for recording details and signatures]