

57910

KNOW ALL MEN BY THESE PRESENTS, That
JAMES MARVIN HILTON

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for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN T. PATTERSON, hereinafter called grantor,
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

More particularly described in Exhibit "A" attached hereto and by
reference made a part hereof.

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To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,850.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)
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 17 day of May, 1978;
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 Marvin Hilton
James Marvin Hilton

(If executed by a corporation,
affix corporate seal)
STATE OF OREGON,
County of Klamath
May 17, 19 78 } ss.

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19 _____

Personally appeared the above named
JAMES MARVIN HILTON
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

_____ 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 _____

Before me Richard Fuchs
Notary Public for Oregon
My commission expires 12/5/80
(OFFICIAL SEAL)

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-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

JAMES MARVIN HILTON

GRANTOR'S NAME AND ADDRESS

JOHN T. PATTERSON
3633 Summer Lane
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

Grantee named above

NAME, ADDRESS, ZIP

Grantee named above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment 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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

Parcel 1.

Beginning at a point South 89°18' East, distant 1141.5 feet from the Southeast corner of Block 57 of the Second Hot Springs Addition to Klamath Falls, Oregon, thence North 0°42' East, a distance of 129.45 feet; thence South 89°18' East, a distance of 63.9 feet; thence South 0°42' West, a distance of 129.45 feet; thence North 89°18' West, a distance of 63.9 feet to a point of beginning; all lying in the S 1/2 of SE 1/4 of the SW 1/4, Section 28, Township 38 South, Range 9 East of Willamette Meridian, and containing 0.188 acres, in Klamath County, Oregon. Subject to the restrictions, reservations and conditions of that certain deed from the Klamath Development Company, a corporation to John Kankrud, recorded in Book 34 of Deed Records of Klamath County, Oregon, at page 475 thereof.

Parcel 2.

Beginning at a point South 89°18' East a distance of 1205.4 feet from the Southeast corner of Block 57 of Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0°42' East a distance of 129.45 feet; thence South 89°18' East a distance of 21.5 feet; thence in a Southerly direction 23.2 feet more or less parallel with the southerly line of the U.S. canal right of way to a line parallel with west line of property; thence south 0°42' West a distance of 118.3 feet; thence North 89°18' West a distance of 42.6 feet to the point of beginning, all lying in the south half of the southeast quarter of the southwest quarter of Section 28, Township 38 South, Range 9 East Willamette Meridian, containing .125 acres, more or less all in the city of Klamath Falls, Oregon.

SUBJECT TO:

1. Reservations and restrictions of record and easements and rights of way of record and those apparent on the land.
2. Including but not limited to the reservations and restrictions in deed from Klamath Development Company to John Kankrud dated May 8, 1911 recorded June 19, 1911 in Deed Volume 34, page 475, Records of Klamath County, Oregon.
3. City assessments and charges of the City of Klamath Falls for monthly sewer service.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 4th day of February A.D., 19 86
at 11:17 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 2108

Evelyn Biehn, County Clerk

By Bernetha D. Gutsch

Deputy.

Fee, \$5.00