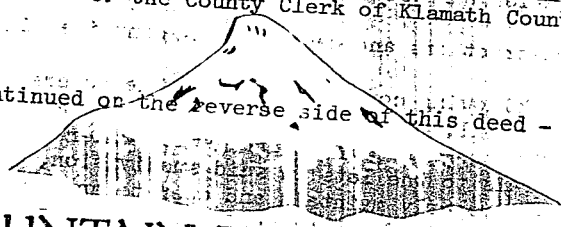


KNOW ALL MEN BY THESE PRESENTS, That WALTER D. OWEN and BARBARA E. OWEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARLIN DENNIS BARNES, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lots 14 and 15, GRAYBAEL ADDITION TO THE CITY OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -



MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

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. The 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 \$ 12,900.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (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 15th day of April, 19 86; 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)

Walter D. Owen
WALTER D. OWEN

Barbara E. Owen
BARBARA E. OWEN

STATE OF OREGON,)
County of Klamath) ss.
April 15 19 86

STATE OF OREGON, County of _____) ss.
19 _____

Personally appeared the above named
WALTER D. OWEN and BARBARA E. OWEN

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

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.

Before me:
Kristi L. Redd

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/89

Notary Public for Oregon
My commission expires: _____

Walter D. Owen & Barbara E. Owen
155 Roosevelt
Merrill, OR 97633

Marlin Dennis Barnes c/o MTC
Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

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:

SAM E AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
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. Reservations and easements as contained in plat dedication, of Graybael Addition, including but not limited to the following:
"Perpetual rights to the use of all irrigation ditches shown on the plat, for irrigation purposes."
2. Reservations, restrictions and easements as contained in the dedicated plat, to wit:
"Subject to the following conditions: (1) The owners of Graybael Addition to the Town of Merrill, Oregon and their heirs and assigns, shall forever be responsible for the delivery of irrigation water from established outlets in U.S.B.R. laterals to the lots in said subdivision, and shall always at their own expense properly maintain and operate any irrigation system for handling such water; (2) The Klamath Irrigation District, its successors and assigns, the United States of America, or any person, persons, firm or corporation, operating the irrigation works of said district shall never liable for damage caused by improper and inadequate delivery and disposal of water through the irrigation and drainage systems provided for said subdivision by the owners; (3) The liability of the operators of the Klamath Irrigation District is limited to the delivery of water to established outlets of U.S.B.R. laterals."
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. An irrigation ditch along the Easterly lot lines as shown on the dedicated plat.
5. An easement created by instrument, including the terms and provisions thereof, Recorded: September 22, 1933
Volume: 101, page 429, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company, a California corporation
For: Transmission and distribution of electricity
(General location)
6. An easement created by instrument, including the terms and provisions thereof, Recorded: May 11, 1978
Volume: M78, page 9613, Microfilm Records of Klamath County, Oregon
In favor of: City of Merrill
For: Sanitary Sewer system

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
of April A.D., 19 86 at 3:54 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 6446.

FEE \$14.00

Evelyn Biehn,
By _____

County Clerk

Phon Smith