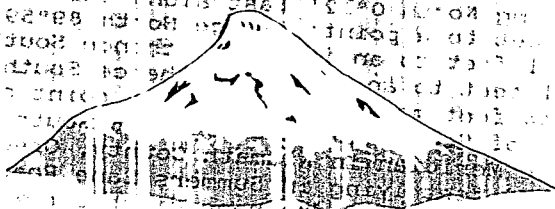


KNOW ALL MEN BY THESE PRESENTS, That GRACE R. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID S. FERGUSON and DAWN C. FERGUSON, 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, State of Oregon, described as follows, to-wit:

SEE REVERSE SIDE OF THIS DEED FOR LEGAL DESCRIPTION



## 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 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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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, 1986; 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)

GRACE R. THOMAS

for Darlene Beard as attorney-in-fact

for Grace R. Thomas

STATE OF OREGON, County of Klamath, ss.  
April 15, 1986

STATE OF OREGON, County of \_\_\_\_\_, ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

a corporation, 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:

(OFFICIAL SEAL)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Grace R. Thomas  
c/o Darlene Beard, 3936 Coronado Way  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

David S. Ferguson & Dawn C. Ferguson  
1433 Summers Lane  
Klamath Falls, OR 97603  
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.  
Grace R. Thomas c/o Darlene Beard

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

## LEGAL DESCRIPTION:

A tract of land described as follows:

Beginning at a point on the Section line which lies North 0°12' East along the Section line a distance of 799.8 feet from the Southwest corner of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence: Continuing North 0°12' East along the Section line a distance of 61 feet to a point; thence North 89°59' East a distance of 344.1 feet to an iron pin; thence South 0°15' West a distance of 61 feet to an iron pin; thence South 89°59' West a distance of 344 feet more or less to the point of beginning, in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon. Excepted is the Westerly 30 feet lying in Summers Lane Road right-of-way and the Irrigation Ditch and drainage ditches now on said tract, in the county of Klamath, State of Oregon.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Reservations as contained on Deed dated May 2, 1936, and recorded March 18, 1937, in Book 108, page 252, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 16th day  
of April A.D., 19 86 at 9:14 o'clock A.M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Needs on Page 6460  
By Evelyn Biehn, County Clerk *[Signature]*

FEE \$14.00