

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. ELLISON and HAZEL J. ELLISON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE W. KJELL and DENISE L. KJELL, husband and wife, 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 following described real property situate in Klamath County, Oregon: That portion of the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point 720 feet East and 990 feet North of an iron pin driven into the ground at the Southwest corner of the North-west quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, which pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and is also 30 feet North of the center of said highway; thence East 270 feet; thence North 132 feet; thence West 270 feet; thence South 132 feet to the point of beginning.

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

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 \$ 30,000.00. 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 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 29th 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)

STATE OF OREGON, } ss.
County of Klamath, 19 86

Personally appeared the above named ROBERT W. ELLISON and HAZEL J. ELLISON, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/87

Robert W. Ellison & Hazel J. Ellison
6040 Climax
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Leslie W. Kjell & Denise L. Kjell
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE % mtc

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Robert W. Ellison
ROBERT W. ELLISON

Hazel J. Ellison
HAZEL J. ELLISON

STATE OF OREGON, County of _____, 19 _____

Personally appeared _____, 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 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)

Notary Public for Oregon
My commission expires:

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/fee 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

1108

- continued from the reverse side of this deed -

8044

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Reservations and restrictions in deed from A. J. Simmers, et al to M. H. Snodgrass, et ux, dated June 10, 1942, recorded June 12, 1942, in Volume 148, page 51, Deed Records of Klamath County, Oregon, as follows:
 "Subject to: Rights of way for irrigation and drainage ditches which are hereby reserved and to the following restriction: Not more than 2 hogs shall be kept on said premises at any one time. No unlawful or offensive use of said premises shall be made by the grantees or their assigns."
4. Reservation contained in Warranty Deed from M. H. Snodgrass, et ux, to Earl Godding, et ux, dated September 8, 1943, and recorded September 15, 1943, in Volume 158, page 343, Deed Records as follows:
 "Right of way for irrigation and drainage ditches are reserved."

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

on this 9th day of May A.D., 19 86
 at 11:36 o'clock A M. and duly recorded
 in Vol. M86 of Deeds Page 8043
 By Evelyn Biehn, County Clerk
 Fee, \$14.00 Deputy.

