

KNOW ALL MEN BY THESE PRESENTS, That JIMMY DEAN KAHLEY and DIXIE L. KAHLEY

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID J. KING and BETTY J. KING, 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 and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE 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 shown on the reverse of this deed and those of record and apparent upon the land, and that 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 \$ 48,000.00. 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 99-036.)

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 3rd day of JUNE, 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)

STATE OF OREGON,

County of Klamath

ss.

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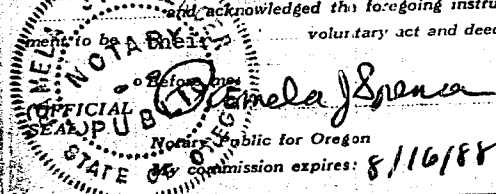
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Personally appeared the above named

Jimmy Dean Kahley & Dixie

Kahley

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



Notary Public for Oregon

My commission expires: 8/16/88

JIMMY DEAN & DIXIE L. KAHLEY

GRANTOR'S NAME AND ADDRESS

DAVID J. & BETTY J. KING
2164 Wiard
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEES

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEES

NAME, ADDRESS, ZIP

Jimmy Dean Kahley

Dixie L. Kahley

Dixie L. Kahley

STATE OF OREGON, County of _____) ss.

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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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of _____) ss.

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.

Recording Officer

By _____ Deputy

A tract of land situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ in Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which bears South 88° 05' West a distance of 20.4 feet and North 0° 59' West a distance of 560 feet and South 89° 25' West a distance of 30 feet from the iron pin in the Dalles-California Highway which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89° 25' West parallel to the most Southerly line of Pleasant Home Tracts, a distance of 215.5 feet to a point; thence North 0° 59' West parallel to the centerline of Miller Lane a distance of 76 feet to a point; thence North 89° 25' East parallel to the most Southerly line of Pleasant Home Tracts a distance of 215.5 feet to a point which is 30 feet South 89° 25' West from the centerline of Miller Lane; thence South 0° 59' East parallel to the centerline of Miller Lane a distance of 76 feet, more or less, to the point of beginning.

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 contained in Deed from C. W. Miller and Hattie Miller to Belle Wood dated April 15, 1930, and recorded on April 19, 1930, in Volume 90, page 202 of Klamath County Deed Records, to wit:

"The grantors hereby reserve for themselves, their heirs, executor, administrators and assigns the right in conjunction with grantee to use the irrigation and drainage ditches across said property, and reserve a perpetual right and easement to carry irrigation water across said described land to irrigate the lands lying to the South of said described tract; also a perpetual right and easement to carry drainage water across said described lands from the lands lying to the North of said described lands. Also the right to go upon said described tract for the purpose of maintaining said irrigation and drainage ditches."

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: February 16, 1978

Recorded: February 21, 1978

Volume: M78, page 3186, Microfilm Records of Klamath County, Oregon

Amount: \$28,000.00

Grantor: Dennis M. Davenport and Kay M. Davenport, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association
(Loan #01-41483)

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold sellers harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of _____ the _____ 3rd day
of June A.D., 1986 at 3:22 o'clock P.M., and duly recorded in Vol. M86
of Deeds on Page 9600

FEE \$14.00

Evelyn Biehn, County Clerk
By *EAM Smith*