

KNOW ALL MEN BY THESE PRESENTS, That MARTHA ANNA BEEBE and SUSAN PEARL TUBACH, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM EDWARD KARTON and JANIS KARTON, 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 REVERSE SIDE OF THIS DEED FOR LEGAL DESCRIPTION

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 \$49,900.00

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 25 day of May, 1985; 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.
25 May, 1985

Personally appeared the above named MARTHA ANNA BEEBE and SUSAN PEARL TUBACH

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

(OFFICIAL SEAL)

ALBERT J. STONE
Notary Public for Oregon
My commission expires 2/15/85

Martha Anna Beebe & Susan Pearl Tubach
1323 Melrose Avenue
McMinnville, OR 97123

GRANTOR'S NAME AND ADDRESS

William Edward Karton & Janis Karton

GRANTEE'S NAME AND ADDRESS

William & Janis B. Karton
3015 Patterson
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

William Ed. & Janis Karton
3015 Patterson
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

X Martha Anna Beebe
MARTHA ANNA BEEBE

X Susan Pearl Tubach
SUSAN PEARL TUBACH
STATE OF OREGON, County of _____, 19____ ss.

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, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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 -

11441

LEGAL DESCRIPTION:

A parcel of land situated in the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the center line of the Enterprise Irrigation Canal and the East right-of-way of Patterson Street, said point being North 0°13' West a distance of 15.0 feet from the 3/8 inch iron pin marking the Northwest corner of Lot 31, "Valley View" subdivision, a duly recorded subdivision plat; thence North 0°13' West along the East right-of-way line of Patterson Street a distance of 15.0 feet to a one-half inch iron pin; thence continuing North 0°13' West along the East right-of-way line of Patterson Street a distance of 98.00 feet to a one-half inch iron pin; thence North 89°47' East at right angles to Patterson Street a distance of 120.00 feet to the East line of said "Valley View" subdivision; thence, South 0°13' East along the East line of said subdivision a distance of 63.67 feet to a one-half inch iron pin; thence continuing South 0°13' East along the East line of said subdivision a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence South 73°49' West along the centerline of said canal a distance of 124.82 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of _____ the _____ 1st day
of July A.D., 19 86 at 9:02 o'clock A.M., and duly recorded in Vol. M86
Deeds on Page 11440
By Evelyn Biehn, County Clerk

FEE \$14.00