

KNOW ALL MEN BY THESE PRESENTS, That John M. Andersch

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Cobine and Marsha M. Cobine, 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:

Lot 3 of Kielsmeier Acre Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM: the Easterly 30 feet thereof. AND ALSO EXCEPTING THEREFROM that portion deeded to State of Oregon, by and through its State Highway Commission more particularly described in Volume 352, page 245, and corrected in Volume 354, page 265, in Deed Records of Klamath County, Oregon.

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 those that appear on the reverse of this deed, or 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 \$ 125,000.00.

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 91030.)

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 8th day of August, 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.

Handwritten signature of John M. Andersch

John M. Andersch

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath August 8, 19 86 ss.

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

Personally appeared the above named John M. Andersch

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

Notary Public for Oregon My commission expires 7/13/89

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: Notary Public for Oregon My commission expires:

Form with fields for Grantor's Name and Address (James L. Cobine and Marsha M. Cobine) and Grantee's Name and Address (Per Grantee).

Form with fields for Recording Officer and Deputy, including a large handwritten 'X' over the text.

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.

2 The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

3 The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4 Reservations as contained in deed recorded January 15, 1929 in Volume 81, page 601, Deed Records of Klamath County, Oregon, P.F. Kielsmeier, et ux to F. Jordon, to wit:

"Reserve the right to take irrigation water along the North and East lines of said property."

5 Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded April 9, 1964, in Volume 352, page 245, Deed Records of Klamath County, Oregon, which

provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 11th day of August A.D., 19 86
at 8:41 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 14064

Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00