

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 ap-  
pertaining, 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.

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, 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)

John M. Andersch

STATE OF OREGON.

County of Klamath  
August 8, 1986

ss.

Personally appeared the above named  
John M. Andersch

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

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

(OFFICIAL  
SEAL)

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 be-  
half 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:

John M. Andersch

GRANTOR'S NAME AND ADDRESS

James L. Cobine and Marsha M. Cobine

P.O. Box 1373

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment was received for record on the  
day of 19

at o'clock M., and recorded  
in book of page or as

file/reel number  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

By

Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## 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