

KNOW ALL MEN BY THESE PRESENTS, That JEAN L. BIRKS and ANTONIO P. TENTES, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WADE A. STANFIELD and JUDY M. STANFIELD, 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."

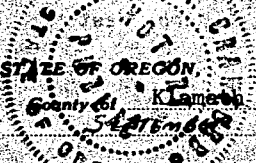
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, 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 \$ 54,329.00. 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 symbol ©, if not applicable, should be deleted. See ORS 93.050.)

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 6th day of September, 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, officer's name must be stated)



Personally appeared the above named  
JEAN L. BIRKS & ANTONIO P. TENTES

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

Before me:  
(OFFICIAL SEAL) *Charles C. Craft*  
Notary Public for Oregon  
My commission expires: March 4, 1988

*Jean L. Birks*  
JEAN L. BIRKS  
*Antonio P. Tentes*  
ANTONIO P. TENTES

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 \_\_\_\_\_, 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

JEAN L. BIRKS & ANTONIO P. TENTES

GRANTOR'S NAME AND ADDRESS

WADE A. STANFIELD & JUDY M. STANFIELD  
2123 Patterson  
Klamath Falls OR 97601

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

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.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## DESCRIPTION

16097

## PARCEL 1

The following described real property in the NW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a point 1500 feet East and 786 feet North of an iron pin driven into the ground near the Southwest corner of the said Northwest quarter, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls - Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 150 feet to a point; thence North 100 feet to a point; thence West 150 feet to a point; thence South 100 feet to the place of beginning.

## PARCEL 2

A parcel of land lying in the NW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 1,320 feet East and 786 feet North of an iron pin driven into the ground near the Southwest corner of the said NW $\frac{1}{4}$  on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls - Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 180 feet; thence North 100 feet; thence West 180 feet; thence South 100 feet to the point of beginning.

TOGETHER WITH A non-exclusive roadway easement over a strip of land commencing at the Northwest corner of the above tract; thence West 180 feet; thence North 15 feet; thence East 200 feet; thence South 15 feet; thence West 20 feet to said Northwest corner.

TOGETHER WITH the following described non-exclusive roadway easement:

Beginning at an iron pin driven into the ground near the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls - Lakeview Highway from the North and 30 feet North of the center of said highway; thence East 1510 feet and North 886 feet to the true point of beginning; said true point of beginning being the Southeast corner of 15 foot easement conveyed to Taylor; thence North 15 feet; thence East 130 feet; thence South 15 feet; thence West 130 feet to the true point of beginning.

## SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
  2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
  3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
  4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
  5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
  6. Subject to Enterprise Irrigation District easement as shown on Klamath County Assessor's Map.
  7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms and provisions thereof, recorded July 16, 1958 in Book 300, page 155, and modified August 4, 1960 in Book 323, page 240, Klamath County records.
  8. A non-exclusive easement for roadway purposes including the terms and provisions thereof, contained in instrument recorded June 5, 1972 in Volume M72, page 5940 and dated July 31, 1975 in Volume M75, page 8866, Microfilm Records.
  9. Mortgage, 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 2, 1981 Recorded: February 3, 1981 Volume: M81, page 1620, Microfilm Records of Klamath County, Oregon Amount: \$50,000.00
- Mortgagor: Jerry M. Menestrina and Nancy K. Menestrina, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P50689)

Assumption Agreement, including the terms and provisions thereof, by and between Jean L. Birks and Antonio P. Tentes as buyer and Jerry M. Menestrina and Nancy K. Menestrina as sellers, recorded February 28, 1985 in Volume M85 page 3025, Microfilm Records of Klamath County, Oregon.

GRANTEES APPEARING ON THE REVERSE OF THIS DEED AGREE TO ASSUME SAID MORTGAGE AND TO PAY SAID MORTGAGE IN FULL.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ of \_\_\_\_\_ A.D., 19 86 at 10:21 o'clock \_\_\_\_\_ A. M., and duly recorded in Vol. \_\_\_\_\_ M86, of \_\_\_\_\_ Deeds on Page 16096.

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_