

KNOW ALL MEN BY THESE PRESENTS, That ALBERT LEQUEUR and THORA D. LEQUEUR, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, in grant deed by ASHERB HILBERG and TERENCE HILBERG, husband and wife the grantor, does hereby grant, bargain, sell and convey unto the said grantor and grantor's heirs, successors and assigns, that certain real property, with the improvements, furnishings and appurtenances thereunto belonging or so pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 Block 2, First Addition to Valley View, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to hold the same unto the said grantor and grantor's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantor and grantor's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

See attached Exhibit A. grantor will warrant and having 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 \$ 50,000.00. In executing this deed and where the contract is required, the grantor includes the joint and all generations changes shall be involved to make the provisions herein equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 10th day of June, 1977. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized therefor by order of its board of directors.

THIS INSTRUMENT WILL NOT BE VALID UNLESS IT BE SIGNED BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THIS INSTRUMENT IN WITNESS OF THE SIGNING OF THIS INSTRUMENT, THE PERSON SIGNING OR SIGNING THIS INSTRUMENT SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THORA D. LEQUEUR
STATE OF OREGON, County of Klamath
Personally appeared
and that the said affixed to the foregoing instrument in the corporate seal of said corporation and that said instrument was signed and sealed in the full of and compliance to authority of its board of directors, and each of them acknowledged and consented to its its voluntary act and deed.

STATE OF OREGON
County of Klamath
June 10, 1977
I, Notary Public for Oregon
My commission expires 6-21-87

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the 10th day of June, 1977, at _____, Oregon, and recorded in Book _____, page _____, or as for the instrument recorded in Book _____, page _____, and County of Klamath and State of Oregon.

Filed for Record
The Oregonia Building
304 Raymond Street
Klamath Falls, Oregon 97603
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304 Raymond Street
Klamath Falls, Oregon 97603

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the 10th day of June, 1977, at _____, Oregon, and recorded in Book _____, page _____, or as for the instrument recorded in Book _____, page _____, and County of Klamath and State of Oregon.

EXHIBIT A

SUBJECT TO:

10061

1. Plans and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, assessments, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Grant of Right of Way, including the terms and provisions thereof, dated May 13, 1943, recorded May 13, 1943, in Volume 133 page 304, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions in the dedication of First Addition to Valley View.
5. Declaration of Conditions and Restrictions, including the terms and provisions thereof recorded April 7, 1970, in Volume W-71 on page 2191, Deed Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof dated December 5, 1945, recorded December 12, 1945, in Volume W-45 on page 21234 in favor of the Benjamin Franklin Savings and Loan Association, of which Trust Deed the Grantee's herein agree to assume and pay according to the terms contained therein.

STATE OF OREGON, COUNTY OF KLAMATH

First for record a copy of Klamath County Deeds Company to State of Ore A.D. 19 47 at 11:14 o'clock P. M. and day recorded in Vol. 133 of Deeds on Page 304

FEE \$14.00

Deputy Clerk, County Clerk

By

[Signature]