JO ANNE E. COOMBE JOSEPH TO THE TENS OF THE SERVICE HIS ALL TO SERVICE

UNITED A GHANGE IS REQUESTED ALL TAX DATE A & TO Anne Combe STATEMENTS TO THE AFOLLOWING ADDRESS: 1310 Joe Wright Rd SAME AS ABOVE Klamath FAIIS, OR 97601

JOHN M. HAMMONS and ERMA B. HAMMONS, whusbandward wife of the hereinafter called grantor, convey(s) to DALE A. COOMBE and JOANNE E. COOMBE, husband and wife, hereinafter scalled Grantee, and all that real property situated in the County of KLAMATH, State of Oregon; described as: MADL bomen avods and bomen and a control of the municipal confederations and adoptional and all adoptions and a control of the municipal confederations are all parameters.

Beginning at a point in the Northerly boundary of the Syl/2 NW/1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of the SW 1/4 NW 1/4 of the said Section 21 bears South 88 degrees 50 1/2 West 955.0 feet distance, and running thence South 0 degrees 10' West 592.0 feet; thence South 89 degrees 40' East, 160.0 feet; thence North 0 degrees 10' East 596.3 feet more or less to a point in the said Northerly boundary of the S 1/2 NW 1/4 of the said Section 21; thence South 88 degrees 50 1/2' West 160 feet more or less to the point of beginning; and being situate in S 1/2 NW 1/4 of said Section 21, Township 39 South, Range 9 East of the Willamette Meridian; in the County of Klamath, State of Oregon, EXCEPT that part lying in the County Road.

SUBJECT TO:

- Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
- 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- Regulations; including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District."

4. Reservations and restrictions shown in deed from Joe Meeker and Dorothy Meeker, husband and wife, to Bruce Westley Keen and Elva Ann Keen, husband and wife, dated February 12, 1943, recorded March 8, 1955, in Book 174 at page 29, Deed Records.

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. Continued on next page

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21763 TITLE &

The true and actual aconsideration of or this atransfer is DM.WO9D83 \$20,000.00.

In construing this deed and where the contextiso requires; the 14.

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ASSERT CROSS IN WITNESS WHEREOF, the grantor has executed this instrument this 20th day of December, 1988.

JOHN M. HAMMONS LINE STATE OF THE ERMACH STATE OF THE STA STATE OF OREGON, DCounty JoinkLAMATH) ss. Banks book skomban . R. Migt avova ca jmag December: 2/5, 11988. France of Election Tolly Balls and Standard Bells and Standard Bell

Personald appeared the above named JOHN: M. HAMMONS and ERMADS. Personally appeared the above named Juhn: M. HAMMUND and EKMHOD: HAMMUND and EKMHOD: HAMMUND and EKMHOD: Poly Unitary action deed pod (1933) yn different to be their Bellas mei gand a gand a

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title Co. A.D., 19 88 at 11:09 o'clock A.M., and duly recorded in Vol. 22nd on Page Evelyn Biehn \_\_ M88 FEE \$13.00 21762 County Clerk By Sauline Millendore

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