- Klanath-Falls, Oregon 97603

KNOW ALL MEN BY THESE PRESENTS, That Jerry F. Seid hereinafter called the grantor, for the consideration hereinalts, stated, to grantor paid by Anthony Stephen 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 termments, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of Klamith and State of Oregon, described as follows, to-wit:

Commencing at the Northeast corner of the SW1 of the SE1 of Section 14, Township 39

South, Range 9, East of the Willamette Meridien; thence North 89°50' West, along the centerline of Johns Avenue, 30.00 feet; thence South 0°10' East, 30.00 feet to the South boundary of Johns Avenue and the West boundary of Homedale Road for the true point of beginning; thence South 0°10' East, along the West boundary of Homedale Road 563.06 feet; thence West, 929.26 feet; thence North 0°01' West, 374.97 feet to an pin on the East boundary of the A-3-b Lateral; thence North 4°11'40" East along said Lateral boundary, 191.26 feet to the South boundary of Johns Avenue; thence South 89°50' East, along said Avenue Boundary, 913.74 feet to the true point of beginning, containing 12.00 acres, more or less.
SUBJECT TO: Easement created by instrument recorded October 16, 1942, in Book 150, page 346, Deed Records, in favor of Pacific Power & Light Co. for pole and wire lines over SWISEL: Easement created by instrument recorded June 11, 1940, in Book 129 at page 587, Deed Records in favor of Daniel C. Dimmitt and Alfa Dimmitt, husband and wife, for irrigation ditch over SW1SE1; Regulations, including levies, assessments, water and (see reverse) (See Teverse)

(IF SPACE ILEUFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE.)

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 of record 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 \$... 0-.... However, the actual consideration consists of or includes other property or value given or promised which is while consideration (indicate which). (The centence between the symbols 0, it not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical 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. 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 CHICK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. STATE OF OREGON, STATE OF OREGON, County County of ... Klamath..... Penonally appeared October 4 , 19 90 . each for himself and not one for the other, did say that the former is the Personally appeared the above named. president and that the latter is the Jerry F. Seid and that the seal affixed to the foregoing instrument is the corporation, 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: and acknowledged the loregoing instru-(OFFICIAL SEAL) OFFCAL SIL ic for Orea Notary Fublic for Oregon IN TARPHOREGE IN 1900 PEPICES ON AN 19359
IN 1950 PEPIRES JAN 22, 1992
JERRY 1950 PEPIRES JAN 22, 1992 (If executed by a corporation, affix corporate seal) My commission expires: STATE OF OREGON, 4424 S. E. Ivon St. Portland, Oregon 97206 County of I certify that the within instru-Anthony Stephen Seid ment was received for record on the 5414 S. Sixth Streetday ok......, 19....., Klamath Falls, Or 97603 at o'clock M., and recorded IFACE RESERVED in book/reel/volume No..... on FOR page or as fee/file/instru-Anthony Stephen Seid ment/microfilm/reception No....., 5414 South Sixth St. Record of Deeds of said county. -Klamath Falls, Oregon 97 Witness my hand and seal of County affixed. -Anthony Stephen Seid NAME 5414 S. Sixth Street

(DESCRIPTION CONTINUE) irrigation rights and easements for ditches and canals; of Enterprise Irrigation District; Plasement created by instrument recorded April 11, 1903, in Book 24, page 68, Deed Records, in favor of the United States for laterals and sublaterals over SWISE1.

Reserving unto the grantors, their executors, heirs and assigns an easement across the Easterly 15 feet of the above described property for the construction, maintenance and repair of gas, mater and sewer pipes rains and conduits. astorly 15 feet of the action and sewer pipes rains and conduits.

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