

KNOW ALL MEN BY THESE PRESENTS, That Samuel L. Matthews and L. Ruth
Matthews, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath Individual
Development Center, Inc., an Oregon corporation, 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:

The West 100 feet of Lot 1, Block 2, SECOND ADDITION TO ALTAMONT ACRES,
being a Subdivision of Tracts 1, 2, 3, 4, 22, 23, and 24 ALTAMONT RANCH
TRACTS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- (For continuation of this document, see reverse side of this deed.)

(IF SPACE INSUFFICIENT, 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 as
noted of record as of the date of this deed and those 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 \$ 70,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). (The sentence between the symbols @, if 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
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 24th day of January, 1979.
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.

Samuel L. Matthews
L. Ruth Matthews
L. Ruth Matthews

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
January 24, 1979.

Personally appeared the above named Samuel
L. Matthews and L. Ruth
Matthews, husband and wife,

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

Before me Julia J. Smith
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 2/14/81

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 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
KID Center
C/O Nancy Wendt
825 Loma Linda Dr., Klamath Falls, Or.
NAME, ADDRESS, ZIP 97601
Until a change is requested all tax statements shall be sent to the following address.
NO CHANGE
NAME, ADDRESS, ZIP _____

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
I certify that the within instru-
ment 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

13030

4. Reservations in deed from Nassau Co., to Arthur T. Tappan, recorded in Deed Volume 80 at page 565, Records of Klamath County, Oregon, as follows:

"...Also the rights is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the property lines of the above described property."

5. An easement created by instrument, including the terms and provisions thereof,

Dated : October 12, 1965 Book: M-65 Page: 2972
 Recorded : October 20, 1965
 In favor of : Pacific Power & Light Co., a Maine corporation
 For : 10' wide electric transmission line.
 (no exact legal description)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
 of June A.D., 19 92 at 12:01 o'clock P.M., and duly recorded in Vol. M92
 of Deeds on Page 13029
 Evleyn Biehn - County Clerk
 By Paul M. Mendenhall

FEE \$35.00