

ATC 05044381

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Ernest Leroy Houck, and Clarence R. Houck, hereinafter called Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell, and convey unto Laura M. Reed and Justin Earl Reed hereinafter called Grantees, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The West 1/2 of Lot 14, Block 2, BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Irrigation District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

3. Reservations as set out in Deed recorded December 21, 1939 in Volume 126, page 155, Deed Records of Klamath County, Oregon, to wit:

"Reserving to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is None. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 2 day of June, 1989.

x Ernest Leroy Houck
Ernest Leroy Houck

x Clarence R. Houck
Clarence R. Houck

STATE OF OREGON, County of Josephine)ss.

This instrument was acknowledged before me on June 2, 1989 by Ernest Leroy Houck, Grantor herein.

(Seal) Tina E. Pennington
TINA E. PENNINGTON
NOTARY PUBLIC - OREGON
My Commission Expires 4/20/93

Tina E. Pennington
Notary Public for Oregon
My commission expires: 4/20/93

STATE OF OREGON, County of Josephine)ss.

This instrument was acknowledged before me on June 2, 1989 by Clarence R. Houck, Grantor herein.

(Seal) Tina E. Pennington
TINA E. PENNINGTON
NOTARY PUBLIC - OREGON
My Commission Expires 4/20/89

Tina E. Pennington
Notary Public for Oregon
My commission expires: 4/20/89

GRANTORS' NAME & ADDRESSES:

Ernest Leroy Houck
345 Grays Creek Road
Grants Pass, OR 97527

Clarence R. Houck
1661 Medart Lane
Grants Pass, OR 97527

GRANTEE'S NAME & ADDRESS:

Laura M. Reed & Justin Earl Reed
1435 Dayton St.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:
Laura M. Reed & Justin Earl Reed
1435 Dayton Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

LAURA M. REED
JUSTIN EARL REED
1435 Dayton St.
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of March A.D., 19 96 at 11:11 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 8073
By Bernetha G. Letsch, County Clerk

FEE \$35.00