

MTC 37336MS

VIRGINIA RAYBORN (Grantor) conveys and specially warrants to JONATHAN J. DESKIN (Grantee) reserving a life estate to the Grantor and if Grantee predeceases Grantor, title shall automatically revert to Grantor; but if Grantee survives Grantor, he shall retain all right, title and interest in the following described real property free of encumbrances except as specifically set forth herein:

The East ½ of Lot 7 and the Westerly 20 feet of Lot 6, Block 2, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AKA: 3146 Cannon, Klamath Falls, Oregon, 97603  
(Tax Acct. No. 3909-003CA-04900, Key No.: 526924)

SUBJECT TO AND EXCEPTING: See the attached Exhibit A which is incorporated by this reference.

The true consideration for this conveyance is \$500.00.

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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

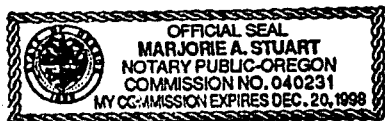
DATED this 5th day of April, 1996.

By: Virginia Rayborn  
Virginia Rayborn

STATE OF OREGON                    )  
  )ss.  
County of Klamath                 )

This instrument was acknowledged before me this 5th day of April, 1996 by VIRGINIA RAYBORN.

BEFORE ME:



Marjorie A. Stuart  
Notary Public for Oregon  
My Commission Expires: 12-20-98

UNTIL FURTHER NOTICE,  
MAIL TAX STATEMENTS TO:

Virginia Rayborn  
3146 Cannon  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Jonathan J. Deskin  
6532 SE Dagmar Court  
Milwaukie, OR 97267

## EXHIBIT A

1. The Premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District.
4. Reservations, restrictions and easements as contained in Deed recorded October 4, 1926, in Volume 73, page 427, Deed of Records of Klamath County, Oregon, including but not limited to the following:

"The right to construct irrigation ditches and divert irrigation water along the property lines of the above described land is hereby reserved." (Affects Lot 6)

5. Reservations, restrictions and easements as contained in Deed recorded December 15, 1957, in Volume 78, page 65, Deed of Records of Klamath County, Oregon, including but not limited to the following:

"The right to enter upon and construct irrigation ditches and divert irrigation water along the property line of the above described land is hereby reserved." (Affects Lot 7)

6. Trust Deed subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: February 1, 1994  
 Recorded: February 8, 1994  
 Volume: M94, page 4349, Microfilm Records of Klamath County, Oregon  
 Amount: \$2,510.95  
 Grantor: Virginia Rayborn  
 Trustee: Pure Project  
 Beneficiary: Klamath County

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 11th day  
 of April A.D., 19 96 at 11:50 o'clock AM., and duly recorded in Vol. M96  
 of Deeds on Page 10174.  
 By Bernetha G. Letsch County Clerk

FEE \$35.00