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28-5871

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WARRANTY DEED

SEP 24 3 43 PM 1973

KNOW ALL MEN BY THESE PRESENTS, that JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by LOWELL R. SHARP and MARY JO SHARP, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors, and assigns, that certain real property, with the tenements, hreditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, and described as follows:

Lot 5 in Block 3, Tract 1035, GATEWOOD, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Right of way, including the terms and provisions thereof, from H. E. Ankeny, et ux., and R. E. Cantrall, et ux., to United States of America, dated June 26, 1905, recorded May 18, 1907 in Book 22 at page 479, Deed Records of Klamath County, Oregon. (No specific location of record).
3. Right of way, including the terms and provisions thereof, from the West Coast National Bank of Portland (Oregon) to Klamath County, dated August 2, 1930, recorded November 26, 1930 in Book 93 at page 267, Deed Records of Klamath County, Oregon, over the North 30 feet of SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian. (Affects a 30 foot strip being the South 30 feet of Anderson Avenue and running thence Easterly and parallel thereto to Homedale Road over the Northerly portion of Lots 7, 8, 9 and the Southerly portion Lots 4, 5, 6, of Block 3 of said plat of Gatewood).
4. An easement created by instrument, including the terms and provisions thereof, dated August 20, 1930, recorded November 28, 1930 in Book 93 at page 267, Deed Records, from Frank E. Ankeny, et ux., in favor of Klamath County, Oregon for county road over the South 30 feet of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 14. (Affects a 30 foot strip being the North 30 feet of Anderson Avenue and the Southerly portion of Lots 4, 5, 6, Block 3 of said plat).
5. Right of way, including the terms and provisions thereof, from Cora B. Crump and Frank B. Ankeny, Administrators of the Estate of Cordelia L. Ankeny, deceased, et al., to California Oregon

WARRANTY DEED, PAGE ONE.

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Power Company, dated November 13, 1940, recorded December 18, 1940 in Book 134, at page 122, Deed Records of Klamath County, Oregon. (Affects Lots 4 thru 9 Blk 3 of said plat).

6. Reservations set forth in deed from Fred McKendree and wife, to Fred D. Fletcher and wife, dated June 25, 1940, and recorded June 26, 1940 in Book 130 at page 191 of Deed Records of Klamath County, Oregon (Affects Block 2 and Lots 1 thru 6 Blk 3).

7. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.

8. Utility easements as delineated on the recorded plat.

9. Taxes for 1973-74 are now a lien, but not yet payable.

10. Trust Deed, including the terms and provisions thereof, dated August 10, 1973, recorded August 13, 1973 in Book M-73 at page 10785, Mortgage Records, given to secure the payment of \$22,000.00, with interest thereon and such future advances as may be provided therein, executed by Jessie W. Hurley and Beverly M. Hurley, husband and wife, to Transamerica Title Insurance Co., trustee for beneficiary Equitable Savings & Loan Association, an Oregon corporation, which said Trust Deed, said Grantees agree to assume and pay.

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

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated, and that Grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming the above described encumbrances.

The true and actual consideration, paid for this transfer, stated in terms of dollars, is \$26,500.00.

STATE OF OREGON)

County of Klamath)

ss.

Sept 22 1973.

Personally appeared the above-named JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

R. RAYMOND ROYSE
NOTARY PUBLIC - OREGON
WARRANTY DEED, PAGE TWO.
"My Commission Expires 6-28-74"

81096

STATE OF OREGON; COUNTY OF KLAMATH; ss. Transamerica Title
Filed for record at request of _____
this 17 day of Sept A. D., 1973 at 3:43 o'clock p M., and duly recorded in
Vol. M-73, of deeds on Page 12907
6.00
WM. D. MILNE, County Clerk
Wm. D. Milne

WM. D. MILNE, County Clerk

WM. D. MILNE, County Clerk
By Hazel Brazil deputy

10. Trust deed, including the name and provisions thereof, dated January 10, 1973, executed August 13, 1973 in book H-73 at page 10782, Mortimer's Record, given to secure the payment of \$22,000.00, with interest thereon and such future advances in cash to be made thereon, executed by Classic E. Murray and Beverly M. Murray, husband and wife, to Tennessee State Life Insurance Co., a domestic corporation, which said trust deed, said proceeds were to be used for the benefit of the said child, and not for the benefit of the said child's estate.

TO GIVE AND TO HOLD THE SAME WITH THE HEIR OR HEIRS OF HIM

GRANTING SAID MARRIAGE, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL OF OFFICE, BEARING DATE AT WASHINGTON, D.C., THIS TWENTY-NINTH DAY OF JANUARY, A.D. 1960.

And this document is covered as well with said date.

...the fact that the ...
...the fact that the ...
...the fact that the ...

that operators will warrant and forever defend the above grounds

the above described property.

the true and actual communication, and the time and place of delivery, and the name of the person to whom it was delivered.

STATE OF OHIO
COUNTY OF COLUMBIA
I, _____, Clerk of the Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Court.

trans

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

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