

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOWELL R. SHARP and MARY JO SHARP, husband and wife, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 in Block 3 of Tract 1035, GATEWOOD

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land; 2. 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 $\frac{1}{4}$ 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).; 3. 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 Power Company, dated November 13, 1940, recorded December 18, 1940 in Book 134, at page 122, Deed Records, Klamath County, Oregon. (affects Lots 4 thru *9 Blk 3 of said plat).; 4. 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 191 of Deed Records of Klamath County, Oregon. (Affects Block 2 and Lots 1 thru 6 Blk 3).; 5. 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.; 6. Utility easements as delineated on the recorded plat.; 7. Taxes for 1973-74 are now a lien, but not yet payable.; 8. Trust Deed, including the terms and provisions thereof, dated August 10, 1973, recorded and that

grantor 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 under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$26,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 8th day of October, 1973.

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named Jessie W. Hurley and Beverly M. Hurley, h/w and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: William B. Doane
Notary Public for Oregon
My commission expires 7-1-74

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Lowell R. Sharp
#4933-Gracile Court
Klamath Falls, Ore.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file number _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

13561

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.

THIS CORRECTION DEED IS BEING RECORDED TO ELIMINATE EXCEPTIONS 1 AND 2 OF THE 'SUBJECT TO' SHOWN ON WARRANTY DEED RECORDED SEPT. 24, 1973, IN VOLUME M-73, PAGE 12907.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 8th day of OCTOBER A.D. 1973 at 4:02 P.M., and
duly recorded in Vol. M 73, of DEEDS on Page 13560

FFE \$ 4.00

Wm D. MILNE, County Clerk

By *Hazel D. Quigley*