

87652

Vol. M 74 Page 4498

26-6855

WARRANTY DEED

VAN E. THOMSEN and JANET N. THOMSEN, Grantors convey and warrant to ROBERT P. SHEPHERD and JANE A. SHEPHERD, Grantees the following described real property, free of all encumbrances, except as specifically set forth herein:

A tract of land lying in the NE 1/4 NW 1/4 of Section 18, Township 38 South, Range 9 East of Willamette Meridian, more particularly described as follows:

Beginning at a point which lies South 1°21' West 460.1 feet and North 89°09' West 20 feet from the quarter corner common to Sections 7 and 18, said Township and Range; thence North 89°09' West 726.9 feet; thence South 6°02' West 146.0 feet; thence South 89°09' East 738.84 feet; thence North 1°21' East 145.4 feet to the point of beginning, lying in the NE 1/4 of NW 1/4 of said Township and Range.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways;
3. Easement and right of way, including the terms and provisions thereof, granted to California Oregon Power Company, dated August 28, 1923, recorded in Book 61 at page 400;
4. Mortgage, including the terms and provisions thereof, dated October 31, 1973, recorded November 1, 1973, in Book M-73 at page 14602, Microfilm Records, given to secure the payment of \$22,500.00, with interest thereon and such future advances as may be provided therein, executed by Van E. Thomsen and Janet N. Thomsen, husband and wife, to Western Bank, Klamath Falls branch, which said Mortgage, Grantees hereinabove named, agree to assume and pay, holding Grantors harmless therefrom.

The true and actual consideration paid for this conveyance is \$27,800.00.

WITNESS Grantors' hands this 11th day of April, 1974.

Van E. Thomsen

Janet N. Thomsen

26-6455

4496

STATE OF OREGON)
County of Klamath) ss.

Personally appeared VAN E. THOMSEN and JANET N. THOMSEN,
husband and wife, and acknowledged the foregoing instrument to
be their voluntary act and deed.

BEFORE ME:



Rosaline N. Marshall
Notary Public for Oregon
My Commission Expires: Feb. 9, 1974

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 11th day of APRIL A. D. 1974 at 1:05 P M, and
duly recorded in Vol. M 74 of DEEDS on Page 1193

FEE \$ 4.00

Wm. D. MILNE, County Clerk
By *Hazel D. ...*

Unless a change is requested
all tax statements shall be
sent to the following address:

Western Bank
Klamath Falls Branch
P. O. Box 1149
Klamath Falls, OR 97601

Returns to:

WESTERN BANK
P. O. Box 1149
Klamath Falls, Ore. 97601

WARRANTY DEED, PAGE TWO.