

-WARRANTY DEED-

A-25451

JAMES A. KIMBROUGH, SR. and PEARLY M. KIMBROUGH, husband and wife, grantors, convey to GARY ALLEN IRWIN and BARBARA GRACE IRWIN, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Beginning at a point 1128 feet East of an iron pin driven into the ground inside the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Klamath Falls-Lakeview Highway; thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the point of beginning

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, given by James A. Kimbrough Sr. and Pearly M. Kimbrough, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated September 6, 1963, recorded September 11, 1963, in Vol. 219 page 264, Mortgage records of Klamath County, Oregon, to secure the payment of \$10,000, which Grantees herein assume and agree to pay

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty Two Thousand Five Hundred and No/100ths (\$22,500.00) DOLLARS.

DATED this 30 day of Jan, 1975.

James A. Kimbrough, Sr.
Pearly M. Kimbrough

STATE OF OREGON)
) ss.
County of Klamath)

Jan 30, 1975.

Personally appeared the above-named JAMES A. KIMBROUGH, SR. and PEARLY M. KIMBROUGH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Shirley J. Gini
Notary Public for Oregon
My Commission expires: 8-8-75

Until a change is requested all tax statements shall be mailed to the following address: Gary Irwin c/o 1st Federal Main St. K. Falls, After recording return to Gary Irwin, 1115 Summers Lane, Klamath Falls, OR

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request~~ XXXXXXXXXX

this 31st day of January A. D., 19 75 at 1:30 o'clock P.M., and duly recorded in Vol. M.75 of DEEDS on Page 1405

FEE \$ 2.00

WM. D. MILNE, County Clerk

By Harold Magie Deputy

RECEIVED JAN 31 1975
1:30 PM