

WARRANTY DEED (INDIVIDUAL)

CLIFF L. PEERY and MARY H. PEERY, as tenants by the entirety,

hereinafter called grantor, convey(s) to
GARY F. HARLAN and LYNDA HARLAN, husband and wife,all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Beginning at a point which is South 30 feet and East 430 feet from the Section corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, and Sections 6 and 7 of Township 39 South, Range 10 East, W.M., thence South 509 feet to the North line of the property conveyed by the grantor to Mary L. Moore; thence East along said line 121.2 feet; thence North 509 feet; thence West 121.2 feet to the point of beginning, being a part of Lot 1 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian.

SUBJECT TO; 1. Regulations of Enterprise Irrigation District. 2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways. 3. Right of way for pole line to The California Power Co., recorded May 2, 1929 in Book 87 at page 122. 4. Trust deed in favor of First National Bank of Oregon, dated March 8, 1974, recorded March 25, 1974 in Book M-74 at page 3754, which the grantee herein agrees to assume and pay according to the terms contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above,

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 \$ 25,500.00.

Dated this 20th day of January, 1975.

Cliff L. Peery

Mary H. Peery

STATE OF OREGON, County of Klamath) ss.

January 24th, 1975 personally appeared the above named Cliff L. Peery and Mary H. Peery and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 8-12-77

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

PEERY

TO

HARLAN

After Recording Return to:
Gary F. Harlan
7604 Hilyard
Klamath Falls, Ore.
TAX STATEMENTS TO:
First National Bank
P. O. Box 3131
Portland, Ore. 97208

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)

) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 31st day of January, 1975 at 4:20 o'clock P.M. and recorded in book M 75 on page 1419 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Harlan

Deputy

FEE \$ 2.00