

417

## WARRANTY DEED (INDIVIDUAL)

4894

BILLY RAY CLARK and RUTH ELLEN CLARK, husband and wife

hereinafter called grantor, convey(s) to  
RONALD TED PINNER and CHERYL MARIE PINNER, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF.....

## SUBJECT TO:

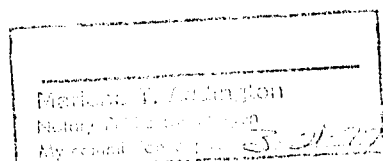
1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Agreement, including the terms and provisions thereof, dated June 1, 1960 recorded July 11, 1960 in Deed Book 240 at page 150, Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, recorded February 28, 1973, in Book M-73 at page 2076, Klamath County, Records, in favor of First Federal Savings and Loan Association of Klamath Falls, a federal corporation, which Grantees herein assume and agree to pay.

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 \$ 54,000.00.Dated this 5th day of May, 19 75.

*Billy Ray Clark*  
Billy Ray Clark  
*Ruth Ellen Clark*  
Ruth Ellen Clark

STATE OF OREGON, County of Klamath ss.On this 6th day of May, 19 75 personally appeared the above named  
Billy Ray Clark and Ruth Ellen Clark and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: March 21, 1977

- \* 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)

STATE OF OREGON,

ss.

County of \_\_\_\_\_

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_

Deputy

After Recording Return to:  
Mr. & Mrs. Ronald T. Pinner  
703 S. 5th Street, 1700  
Klamath Falls, Oregon 97601

shall be sent to the following address:

First Federal Savings & Loan  
540 Main St., Klamath Falls,  
Oregon 97601

4885

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

The Westerly 62.5 feet of Lot 8, and all of Lots 9, 10, 11 and 12 of ELMWOOD PARK, ALSO the following described parcel of land adjoining above described lots on North:

Beginning at the corner common to Lots 12, 15 and 16 of ELMWOOD PARK and running thence North 0° 06' East a distance of 495 feet to the Northeast corner of Lot 21, ELMWOOD PARK; thence South 89° 46' East 392.5 feet, to an iron pin; thence South 0° 6' West a distance of 495 feet to the North line of Lot 8, ELMWOOD PARK; thence North 89° 46' West along the North line of Lots 8, 9, 10, 11 and 12 of ELMWOOD PARK 392.5 feet, more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 7th day of May A. D. 1975 at 10:45 o'clock A. M., and

duly recorded in Vol. M 75, of DEEDS on Page. 4884

FEE \$ 4.00

W. D. MILNE, County Clerk

By *Hazel Prayle*

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