

2111
38-7080 WARRANTY DEED (INDIVIDUAL)

STEPHEN P. HALL, JR. and SHARON L. HALL, husband and wife
hereinafter called grantor, convey(s) to
HERBERT W. WAITS, JR.
all 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. Regulations, including levies, liens, assessments, rights of way, easements, water and irrigation rights of the South Suburban Sanitary District and First Addition Moyina Improvement District.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

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 \$ 33,000.00.

Dated this 23rd day of June, 1975.

Stephen P. Hall Jr.
Stephen P. Hall, Jr.
Sharon L. Hall
Sharon L. Hall

STATE OF OREGON, County of Klamath) ss.

On this 24th day of June, 1975 personally appeared the above named
Stephen P. Hall, Jr. and Sharon L. Hall and acknowledged the foregoing
instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Before me:
Marlene T. Addington
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)

TO _____

After Recording Return to:
Mr. Herbert W. Waits, Jr.
P.O. Box 1747, City, 97601
Dept. of Veterans Affairs
1225 Ferry SE, Salem, OR
97310

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 _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

Title
By _____ Deputy

7182

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

A parcel of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of First Addition to Moyina, said point being North 0° 16' West 120.0 feet from the Southeasterly corner of said First Addition to Moyina; thence

North 0° 16' West 85.86 feet along the Easterly line of said First Addition to Moyina to a point; thence

North 89° 44' East 120.0 feet to a point; thence

South 0° 16' East 85.86 feet to a point; thence

South 89° 44' West 120.0 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANS-AMERICA TITLE INS. CO.
this 24th day of June, A. D. 19 75 at 4:05 P. M. and
duly recorded in Vol. 14 75 of DEEDS on Page 7181

FEE \$ 4.00

Wm D. MILNE, County Clerk

Wm D. Milne