

5451

WARRANTY DEED (INDIVIDUAL)

11829

38-9449

EDWARD I. MITCHELL

hereinafter called grantor, convey(s) to
MARTIN W. CARELLI and LOZETTA C. CARELLI, husband and wife
 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. Taxes for the fiscal year 1975-'76, a lien not yet payable.
2. Regulations, including levies, assessments, liens, rights of way, easements, water and irrigation rights of South Suburban Sanitary District and First Addition to Moyina Improvement District.
3. 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 \$ 55,000.00.*

Dated this 25th day of September, 19 75.

Edward I. Mitchell

STATE OF OREGON, County of Klamath) ss.

On this 25th day of September, 19 75 personally appeared the above named
Edward I. Mitchell and acknowledged the foregoing
 instrument to be his 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:
 Mrs. Martin W. Carelli
 Rt 1, Box 582
 City, 97601

1st Federal Savings
 540 Main St, City 97601
 Form No. 0-960
 (Previous Form No. TA 16)

STATE OF OREGON,

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

75 SEP 29 PM 3 47

11830

The following described real property in Klamath County, Oregon:

A parcel of land situated 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 the Southwest corner of said Section 36; thence North 89° 55' East a distance of 1345.2 feet; thence North 0° 16' West a distance of 2187.0 feet to the Northwest corner of "FIRST ADDITION TO MOYINA" Subdivision; thence North 89° 39½' East along the North line of said subdivision a distance of 545.0 feet; thence North 0° 16' West a distance of 220.0 feet; thence on a arc of a 130 foot radius curve to the right (central angle is 66° 38' 48") a distance of 151.22 feet to an iron pin on the true point of beginning of this description; thence North 23° 37' 12" West a distance of 162.99 feet to an iron pin; thence South 89° 52' 17" East a distance of 164.97 feet to an iron pin; thence South 10° 03' 53" West a distance of 142.26 feet to an iron pin; thence on the arc of a 130 foot radius curve to the left (central angle is 33° 41' 05") a distance of 76.43 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company
this 29th day of September A. D. 1975 at 3:47 clock P.M., on
duly recorded in Vol. 775, of Deeds on Page 11829

By Wm D. MILNE County Clerk

Fee \$6.00