

38-10128

8747

WARRANTY DEED (INDIVIDUAL) 75 Page 16397

CAROL L. FOX and NORMA L. FOX, husband and wife

DAVE A. FISHER and SHELIA L. FISHER, husband and wife

hereinafter called grantor, convey(s) to  
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, assessments, water and irrigation rights and easements for ditches and canals of Emmitt Irrigation 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 \$ 38,500.00

Dated this 31st day of December, 19 75

Carol L. Fox  
Carol L. Fox  
Norma L. Fox  
Norma L. Fox

STATE OF OREGON, County of Klamath ss.

On this 31st day of December, 19 75 personally appeared the above named  
Carol L. Fox and Norma L. Fox and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Marlene T. Aldington  
Notary Public for Oregon  
My commission expires

Before me:

Marlene T. Aldington  
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. & Mrs. Dave A. Fisher  
Rt 3 Box 394-D  
Klamath Falls, Oregon 97601  
Dept. of Veterans' Affairs  
1225 Ferry S.E.  
Salem, Oregon 97310

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.

By

Deputy

STATE OF OREGON; CO  
I hereby certify that the w  
Dec \_\_\_\_\_ A.D., 19 75  
of \_\_\_\_\_ deeds

FEE 6.00

Commerce Bank  
U. S. National Bank  
P. O. Box 2921  
Portland, Oregon

16398

The following described real property in Klamath County, Oregon:

A parcel of land within that tract of real property recorded in Volume 259, page 658, of Deed Records of Klamath County, Oregon, described therein as being situated in Sections 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian; said parcel of land being more particularly described as follows:

Beginning at the northwest corner of the above mentioned tract of real property, which corner is recorded as being in an old established fence line distant 368 feet West, more or less, from the northeast corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29 Township 39 South, Range 8 East of the Willamette Meridian; thence South 6° 21' East along the west boundary of said tract of real property a distance of 3466.24 feet; thence continuing along same boundary South 51° 11' East 16.07 feet and South 31° 27' East 15.50 feet to the northerly right of way boundary of the Klamath Falls-Ashland Highway (Highway 66) as now constructed; thence North 67° 22' East along said right of way boundary a distance of 209.44 feet to the true point of beginning of this description; thence North 10° 29' West a distance of 203.58 feet; thence North 67° 22' East parallel with said highway right of way boundary, a distance of 222.30 feet; thence South 5° 24' 22" East a distance of 208.41 feet, more or less, to a point on the aforesaid northerly right of way boundary of the Klamath Falls-Ashland Highway which point bears North 67° 22' East along same, a distance of 209.44 feet from the true point of beginning; thence South 67° 22' West along said boundary a distance of 209.44 feet to the true point of beginning, and being in Section 32, Township 39 South, Range 8 East of the Willamette Meridian.

PARCEL 2

The following described real property in Klamath County, Oregon:

A parcel of land within that tract of real property recorded in Volume 259, page 658, Deed Records of Klamath County, Oregon, described therein as being situated in Sections 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian; said parcel of land being more particularly described as follows:

Beginning at the northwest corner of the above mentioned tract of real property, which corner is recorded as being in an old established fence line, distant 368 feet West, more or less, from the Northeast corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29, Township 39 South, Range 8 East, Willamette Meridian; thence S. 6° 21' E. along the West boundary of said tract of real property, a distance of 3466.24 feet; thence continuing along same boundary, S. 51° 11' E. 16.07 feet and S. 31° 27' E., 15.50 feet to the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Highway 66) as now constructed; thence N. 67° 22' E. along said right of way boundary a distance of 418.88 feet to the true point of beginning of this description; thence continuing along said right of way boundary N. 67° 22' E. 87.23 feet and N. 72° 56' 4" E. 122.16 feet; thence N. 4° 11.3' W. a distance of 222.30 feet; thence S. 67° 22' W. a distance of 217.47 feet; thence S. 5° 24' 22" W. a distance of 208.41 feet, more or less, to the true point of beginning, being in Section 32, Township 39 South, Range 8 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 31 day of Dec A.D., 19 75 at 3:58 o'clock P M., and duly recorded in Vol. 259 of deeds on Page 16397.

FEE 6.00

WM. D. MILNE, County Clerk  
By [Signature] Deputy

5. Not to permit any tax, assessment,
6. Mortgagee is authorized to pay all advances to bear interest as provided
7. To keep all buildings uncensuredly insured by companies and in such as policies with receipts showing payment insurance shall be kept in force by the