

38-10242

WARRANTY DEED (INDIVIDUAL)

495

9070

JAMES A. CARTER and JANET L. CARTER, husband and wife

ROBERT J. POTUCEK and CAROL J. POTUCEK, husband and wife

of Klamath

State of Oregon, described as:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

- Subject to:
1. Enterprise Irrigation District liens and assessments.
 2. South Suburban Sanitary District liens and assessments.
 3. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.
 4. Trust Deed, including the terms and provisions thereof, recorded June 3, 1974 in Book M-74 at page 6749, Klamath County Records, in favor of First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation, which Grantor herein assumes and agrees to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as noted 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 \$ 25,019.10

Dated this 12th day of January, 1976

James A. Carter
James A. Carter

Janet L. Carter
Janet L. Carter

STATE OF OREGON, County of Klamath) ss.

January 12, 1976 personally appeared the above named JAMES A. CARTER and JANET L. CARTER and acknowledged the foregoing instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My commission expires

Before me:

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

- * 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 whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

CARTER

TO

POTUCEK

After Recording Return to:
Robert J. Potucek
P. O. Box 154
Midland, Oregon 97634

First Federal Savings
540 Main Street
Klamath Falls, Oregon 97601

Form No. 9-70
(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

Title

Deputy

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The following described real property in Klamath County, Oregon:

PARCEL 1

The North one half of Tract No. 1 and a portion in the Northwest corner of Tract No. 2, described as follows:

Beginning at the Northwest corner of said Tract No. 2; thence East along the North line of said tract, 43 feet; thence South at right angles to said North line 72.0 feet, more or less, to the North line of Enterprise Irrigation ditch shown on said recorded plat; thence Northwesterly along said North line of ditch to the West line of said Tract and along the West line of said Tract No. 2, 53.0 feet, more or less, to the point of beginning

EXCEPTING the West 8.8 feet of the N¹/₂ of Tract 1.

ALL OF THE ABOVE BEING IN VICORY ACRES.

PARCEL 2

All that portion of Tract No. 2 of VICORY ACRES, more particularly described as follows.

Beginning at the Southwest corner of said Tract No. 2 and running thence East along the South line of said Tract, 43 feet; thence North, parallel with the West line of said tract, 305.0 feet, more or less, to the Southerly line of the irrigation ditch, as now constructed; thence Northwesterly along the Southerly line of said ditch to the Westerly line of said Tract No. 2; thence South along the Westerly line of said tract 321.0 feet, more or less, to the place of beginning, being the West 43 feet of said Tract No. 2 lying South of the irrigation ditch.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of January A.D., 19 76 at 10:30 o'clock A.M., and duly recorded in Vol. 476 of DEEDS on Page 495.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Chase Deputy

and a portion in the
line of the North-
line of said Tract,
0 feet, more or less,
aid recorded plat;
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more or less, to
of Tract 1. All
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the South line of
of said tract,
on ditch, as
of said ditch to
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being the West

DOLLARS
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1976

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his mortgage
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