

9455

M-38-10110-3

WARRANTY DEED (INDIVIDUAL)

1045

MICHAEL VICKERY and JO E. VICKERY, husband and wife

hereinafter called grantor, convey(s) to

JOHN P. BAUER and DOLORES M. BAUER, 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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District and Klamath Basin 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 \$ 8,000.00Dated this 15th day of December, 19 75

Michael Vickery

Jo E. Vickery

ARIZONA

STATE OF ~~OREGON~~ County of Maricopa

) ss.

On this 13 day of December 1975 personally appeared the above named
Michael Vickery and Jo E. Vickery and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Catherine E. Pfeffer

Notary Public for ~~Oregon~~ ArizonaMy commission expires: 13 June 1978

- * 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 Send
Tax Statements To:Mr. & Mrs. John P. Bauer
Rt. 2, Box 802-K
Klamath Falls, Oregon 97601

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.

By _____

Deputy

1046

The following described real property in Klamath County, Oregon:

The following described real property as situated in the N $\frac{1}{2}$ of Section 20, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, ALSO being described as Lot 7 of Parcel 1 of Survey 1447 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00° 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60° 21' 40" West 295.68 feet to the true point of beginning; thence continuing North 60° 21' 40" West 327.95 feet; thence South 29° 38' 20" West 752.93 feet to the county road right of way; thence along said road on a curve to the right through an angle of 04° 00' 06" with a radius of 1309.32 feet for a distance of 91.45 feet; thence South 52° 31' 15" East 100.42 feet; thence on a curve to the left through an central angle of 10° 26' 09" with a radius of 709.33 feet for a distance of 129.20 feet; thence North 30° 16' 26" East a distance of 781.89 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
his 22nd day of JANUARY A. D. 1976 at 10:52 o'clock A.M., and
duly recorded in Vol. M 76, of DEEDS on Page 1045

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dwyer