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## WARRANTY DEED

DANNY LEE WALDEN and ANITA G. WALDEN, husband and wife, Grantors, convey to BRUCE L. WOLFRUM and MARTELLA FAYE WOLFRUM, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

A portion of Lot 13 HOMEDALE subdivision, described as follows:

Beginning at an iron axle marking the most Easterly corner of Lot 14 of HOMEDALE subdivision, and being on the Southwesterly boundary of Walton Drive; thence North 43°21'40" West along said Walton Drive 582.3 feet to the point of beginning; said point being the most northerly corner of the parcel conveyed to Homer Koertje et ux., by deed recorded in M71 at page 238, Deed Records, Klamath County, Oregon; thence South 43°21'40" East along Walton Drive 235.3 feet; thence South 46°22'20" West 90 feet to the Southwesterly line of said Koertje parcel; thence North 43°21'40" West along said Koertje parcel 164.1 feet, more or less, to the Southwesterly corner thereof; thence North 8°06'40" East along said Koertje parcel 115.1 feet to the point of beginning.

SUBJECT TO: acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage; easements and rights of way of record or apparent on the land; and to rules, regulations and assessments of South Suburban Sanitary District,

and covenant that Grantors are the owners of the above-described property, free and clear of all encumbrances, except as above set forth, 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 \$84,000.00.

Dated this 2nd day of March, 1976.

*Danny Lee Walden*  
*Anita G. Walden*

STATE OF OREGON

County of Klamath

SS March 2, 1976

\* Personally appeared the above-named DANNY LEE WALDEN and ANITA G. WALDEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

*Ewald W. Brown*  
Notary Public for Oregon  
My Commission expires: 11-12-78

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

Until a change is requested mail all  
Tax Statements to Grantees at

2943 So. 6th St.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 5th day of MARCH, A.D., 1976 at 12:58 o'clock P.M., and duly recorded in Vol. 76 of DEEDS on Page 3141.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By *Hazel Drager* Deputy

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