

12302

Vol. 70 Page

4953

38-16559

WARRANTY DEED

FLOYD TRIVITT and MARY I. TRIVITT, husband and wife, Grantors convey and warrant to LEE WENTWORTH FOUNDS and CONSTANCE M. FOUNDS, husband and wife, Grantees the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of Tract 8 of EMPIRE TRACTS and a portion of the SW 1/4 NW 1/4 SW 1/4 SW 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of Tract 8 of Empire Tracts; thence North 89° 59' East 171.0 feet to the true point of beginning of this description; thence North 0° 15' East 66.3 feet; thence North 89° 59' East 73.0 feet thence South 0° 15' West 81.3 feet; thence South 89° 59' West 73.0 feet; thence North 0° 15' East, 15 feet more or less to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation Districts.
3. Regulations, including levies, liens, assessments rights of way, easements of record and those apparent on the land, of South Suburban Sanitary District.

The true and actual consideration paid for this conveyance is \$14,400.00

WITNESS Grantors hands this 7 day of April, 1976.

Floyd Trivitt

Mary Trivitt

WARRANTY DEED, PAGE ONE.

4954

STATE OF OREGON)
County of Klamath) ss.

Personally appeared FLOYD TRIVITT and MARY T. TRIVITT,
husband and wife, and acknowledged the foregoing instrument
to be their voluntary act and deed.

BEFORE ME:

Susan Kay Terry
6/4/1977

Unless a change is requested
all tax statements shall be
sent to the following address:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Lee W. Founds

4230 Frieda
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath
Filed for record at request of
Page 4953
Wm. C. Williams, County Clerk
By *[Signature]*
\$ 0.00

WARRANTY DEED, PAGE TWO.