

L#014-1083

T-A 38-12010

1845

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-WARRANTY DEED- Vol. 77 Page 1845

DONALD E. WAGNER and BETTY A. WAGNER, husband and wife, Grantors, warrant and convey to CHARLES CARTER and TINA CARTER, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at the Southwest corner of the Northeast one-quarter of the Northeast one-quarter of Section 36, Township 38 South, Range 10 East of the Willamette Meridian; thence East along the Southerly line of said Northeast one-quarter of the Northeast one-quarter a distance of 815.00 feet to a point; thence North 31° 47' 22" West 773.54 feet to a point; thence South 31° 47' 22" West 773.54 feet to the point of beginning. Together with an easement created by Instrument dated May 1, 1973, recorded May 2, 1973 in Deed Volume M-73 at page 5253 of Klamath County Records. Said easements is for ingress and egress over government Lots 2 and 3, Section 31, Township 38 South, Range 11½ East of the Willamette, which easement was re-recorded Feb 1 1977 in Vol. M-77 at page 1774, Deed Records of Klamath County, Oregon.

and covenant that grantor is the owner of the above-described real property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 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 Fifty Thousand and no/100ths (\$50,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: 2943 SO. 6th ST., KLAMATH FALLS, OR.

DATED this 31st day of JANUARY, 1977.

Donald E. Wagner  
Betty A. Wagner

STATE OF OREGON }  
County of Klamath } ss. JANUARY 31, 1977.

Personally appeared the above-named DONALD E. WAGNER and BETTY A. WAGNER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Sherald V. Brown  
Notary Public for Oregon  
My Commission expires: 11-12-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 1st day of February A.D. 1977 at 4:39 P.M., and

duly recorded in Vol. M 77, of DEEDS on Page 1845

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

FEE \$ 3.00

By Wm. D. Milne County Clerk