

38-12633 K

31734

WARRANTY DEED (INDIVIDUAL)

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WAYNE SNOOZY and SHARON E. SNOOZY, husband and wife

hereinafter called grantor, convey(s) to

FRANK KIRWAN and TERRY P. KIRWAN, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Commencing at the Southeast corner of the certain tract of land heretofore conveyed by Nedra Company to Oregon State Highway Commission of the State of Oregon, which deed is dated September 29, 1925 and recorded February 1, 1926 in Volume 69 of Deeds, page 251; thence Easterly and on a line being the extension of the Northerly line of First Avenue and Altamont Acres, to an intersection with the Southerly line of the Strahorn Railroad Company rights of way; thence Northwesterly and on the Southerly line of the Strahorn Railroad right of way to the Northeasterly corner of the tract heretofore conveyed to the State Highway Commission of the State of Oregon; thence Southeasterly and on an Easterly line of said tract conveyed to the State Highway Commission of the State of Oregon, to the point of beginning, being a portion of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, SAVE AND EXCEPTING a right of way for drainage ditch across said property.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Regulations of Klamath Irrigation District and South Suburban Sanitary District, including levies, assessments, rights of way and easements. 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 \$ 14,000.00.

Dated this 15 day of June, 1977.

Wayne Snoozy
Wayne Snoozy

Sharon E. Snoozy
Sharon E. Snoozy

STATE OF OREGON, County of Klamath) ss.

On this 15th day of June, 1977 personally appeared the above named Wayne Snoozy and Sharon E. Snoozy and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallams

Notary Public for Oregon

My commission expires: 6-13-80

- * 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)

SNOOZY

TO

KIRWAN

After Recording Return to:

3625 Cannon St.
Klamath Falls, OR
taxes to same

STATE OF OREGON,)

) ss.

County of KLAMATH)

I certify that the within instrument was received for record on the 28th day of JUNE, 1977 at 3:28 o'clock P M. and recorded in book M77 on page 11414 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drayton

Deputy

SEE \$ 3.00