

7/14 38-12780-M

22445

WARRANTY DEED (INDIVIDUAL)

Vol. 11 Page 12117

ROBERT M. VANCE and BERTA A. VANCE, husband and wife

hereinafter called grantor, convey(s) to

THEO W. POLLOCK and PAULINE M. POLLOCK, husband and wife

all that real property situated in the County

of Klamath

State of Oregon, described as:

The easterly 165 feet of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the W $\frac{1}{2}$ of Government Lot 1 and the easterly 165 feet of the North 360 feet of the W $\frac{1}{2}$ of Government Lot 8, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Together with easements for ingress and egress across the South 30 feet of the North 465 feet of the West half of Government Lot 1; the North 30 feet of the East half of Government Lot 8; a 30 foot wide strip of land lying east of adjoining and parallel to the Westerly boundary of the S $\frac{1}{2}$ E $\frac{1}{2}$ of Government Lot 1; and a 60 feet right-of-way beginning at a point on the East line of Government Lot 2 which is 435 feet South of the Northeast corner of Government Lot 2; thence West to the Easterly right-of-way line of Highway 97; thence South 60 feet along said right-of-way line; thence East to the East line of Government Lot 2; thence North along said East line 60 feet to the point of beginning.

-----continued on reverse-----

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on reverse page

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 \$ 6,500.00.

Dated this 13th day of July, 1977.

Robert M. Vance
Robert M. Vance

Berta A. Vance
Berta A. Vance

STATE OF OREGON, County of Klamath) ss.

On this 13th day of June, 1977 personally appeared the above named Robert M. Vance and Berta A. Vance and acknowledged the foregoing instrument to be their voluntary act and deed.

Linda G. Chandler

Before me: LINDA G. CHANDLER
Notary Public for Oregon

My commission expires 5-12-81

Notary Public for Oregon

My commission expires:

* 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)

VANCE

TO

POLLOCK

After Recording Return to:
SAME AS BELOW.

Mail Taxes to:
Theo W. & Pauline M. Pollock
626 Cook Street
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 _____

Title

Deputy

continued----

12418

SUBJECT TO:

1. Right of way to the Pacific Telephone and Telegraph Company for a telephone line approved December 6, 1930, by Jos. M. Dixon, First assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1083) Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim.
2. Right of way to Oregon State Highway Commission for a highway approved August 26, 1946, by C. Girard Davidson, Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim.
3. Reservations, including the terms and provisions thereof, as set forth in deed from United States of America to John Cole, et al., recorded August 25, 1961 in Deed Volume 329 at page 115, Records of Klamath County, Oregon.
4. All subsurface rights, except water, are hereby reserved, in trust for the heirs of Esther Stokes, deceased, allottee No. 592, as disclosed by deed between United States of America and Leroy Gienger recorded September 26, 1957 in Book 294 at page 481.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 13th day of July A. D. 1977 at 3:41 P. M. in

duly recorded in Vol. M77, of Deeds on Page 12417

Wm D. MILNE, County Clerk

Fee \$6.00

By Pat McCullough