

T/A 38-12884-M

02448

WARRANTY DEED (INDIVIDUAL) Vol. 17 Page 12134

JOE SCRONCE and BETTY L. SCRONCE, husband and wife

hereinafter called grantor, convey(s) to  
HERBERT JACKIE WELLS and CHARLOTTE MARIE WELLS, husband and wife  
 all that real property situated in the County  
 of Klamath, State of Oregon, described as:

The following described real property in Klamath County, Oregon:

Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet and North 0° 02' West along the center line of McKinley Street a distance of 887.5 feet and West a distance of 40 feet from the iron monument which marks the Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, and running thence; West a distance of 115.75 feet to an iron pin; thence North 0° 02' West a distance of 62.5 feet to an iron pin; thence East 115.75 feet to an iron pin; thence South 0° 02' East a distance of 62.5 feet, more or less, to the point of beginning, said tract being a portion of the W $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 41 South, Range 10 East of the Willamette Meridian.

-----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 \$ 25,000.00.

Dated this 13th day of July, 19 77.

Joe Scronce  
 Joe Scronce

Betty L. Scronce  
 Betty L. Scronce

STATE OF OREGON, County of Klamath ) ss.

On this 13th day of July, 19 77 personally appeared the above named  
Joe Scronce and Betty L. Scronce and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Kathy R. Makkame  
 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)

SCRONCE

TO

WELLS

After Recording Return to: T/A

STATE OF OREGON, )

County of ) ss.

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 \_\_\_\_\_

Deputy



SUBJECT TO:

12125

1. An easement created by instrument, including the terms and provisions thereof, dated September 8, 1933 and recorded December 8, 1933 in Book 102 Page 67 in favor of The California Oregon Power Company, a California Corporation.
2. Rights of the public in and to that portion of the above property lying within the limits of any alley, street, road or highway.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

4. 1977-78 real estate taxes are a lien, but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 13th day of July A. D. 1977 at 8:41 o'clock P. M.

July recorded in Vol. M 77, of Deeds on Page 12424

Fee \$6.00

Wm D. MILNE, County Cl.

By Pat McCullough