

13703

WARRANTY DEED (INDIVIDUAL) Vol. 11 Page 14257

FERD R. DUNRUD and ALICE B. DUNRUD, husband and wife

hereinafter called grantor, convey(s) to
KENNETH C. EASTON and ILLA LEA EASTON, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 14 in Block 9 of JACK PINE VILLAGE, Klamath County, Oregon.

SUBJECT TO:

1. Rights of way, including the terms and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85 at page 65 and Deed Volume 85 at page 66, over the W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24, NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, and SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 25, for transmission and distribution of electricity.

2. Right of way agreement for gas pipe line 100 feet in width, including the terms and provisions thereof, granted to Pacific Gas transmission Company, a California corporation, recorded September 26, 1960 in Deed Volume 324 at page 292. Notice of location of said pipe line across the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 25 was recorded September 28, 1961 in Deed Volume 332 at page 580.

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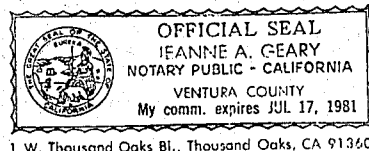
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown above and on reverse page.

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 \$ 3,500.00.Dated this 4th day of August, 19 77.

California
STATE OF ~~OREGON~~ County of Venutra) ss.

On this 4th day of August, 19 77, personally appeared the above named
Ferd R. Dunrud and Alice B. Dunrud and acknowledged the foregoing
instrument to be their voluntary act and deed.



Before me:

Jeanne A. Geary
Notary Public for Oregon California
My commission expires: July 17, 1981

- * 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)

DUNRUD

TO

EASTON

After Recording Return to:

Mr. and Mrs. Kenneth Easton
3080 Yoland Ave.
Springfield, OR 97477

Taxes also

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 _____ Title _____ Deputy

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3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 23, 1969 in Book M-69 at Page 3870.

4. An easement created by instrument, including the terms and provisions thereof, dated May 19, 1969, recorded May 22, 1969 in Book M-69 at Page 3857 in favor of Midstate Electric Cooperative, Inc., for Construction and operation of electric distribution line over said addition.

5. An easement created by instrument, including the terms and provisions thereof, dated May 19, 1969, recorded May 27, 1969 in Book M-69 at Page 3955 in favor of Midstate Electric Cooperative, Inc., for Construction and distribution line over said addition.

6. Taxes for the year 1977-78 are now a lien but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of TRANSAMERICA TITLE INS. CO.this 8th day of AUGUST, A. D. 1977, at 2:13 o'clock P.M., andduly recorded in Vol. M77, of DEEDS, on Page 14257

FOR \$ 6.00

Wm D. MILNE, County Clerk

Hazel Magal