

36038

-WARRANTY DEED- Vol. 77 Page 17623

JOHN A. ROCHON, Grantor, warrants and conveys to HARVEY L. FARLEY, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The West half of all of the following described property: The East 33 1/3 feet of Lot 414 and the West 30 feet of Lot 413, in Block 101 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being more particularly described as follows:

Beginning at a point on the South line of Orchard Avenue 16 2/3 feet East of the Northwest corner of said Lot 414 and running thence, East along said line of Orchard Avenue a distance of 31 2/3 feet; thence South parallel to the East line of said Lot 414 a distance of 120 feet; thence West along the South line of said Lot 414 a distance of 31 2/3 feet; thence North parallel to the East line of said lot a distance of 120 feet to the point of beginning

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; charges and assessments of the City of Klamath Falls for sewer services; 1977-78 taxes are now a lien but not yet payable; 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 Twelve Thousand and No/100ths (\$12,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Harvey Farley, 2046 Orchard, R.F.

DATED this 9th day of September, 1977.

John A. Rochon

STATE OF OREGON)
County of Klamath) ss.

9-19, 1977.

Personally appeared the above-named JOHN A. ROCHON and acknowledged the foregoing instrument to be his voluntary act. Before me:

Donald Bert Hamilton
Notary Public for Oregon
My Commission expires: 3/20/81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

his 20th day of September A. D. 1977. at 4:03 clock p. M.

uly recorded in Vol. M77, of Deeds on Page 17623

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

Fee \$3.00

Wm D. MILNE, County Clerk

By Barbara A. Litch

Return to:
Kla. First Federal
540 Main