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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM G. PINTO, JF. and NANCY L. PINTO, husband and wife, hereinafter called the Grantors for the consideration hereinafter stated, to Grantors paid by DARYL A. POLLEY and CONNIE B. POLLEY, husband and wife, hereinafter called the Grantees, does hereby grant bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East 525 feet (as measured along the North and South lines) of Tract 70 of FAIR ACRES SUBDIVISION NO.1 according to the official plat thereof on file in the records of Klamath County, Oregon.

ALSO all that portion of Tract 71 of FAIR ACRES SUBDIVISION NO.1, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Tract 71; thence North along the East line of said Tract 71, a distance of 68 feet; thence West parallel to South line of said Tract 71, a distance 173 feet; thence North parallel to East line of said Tract 71, a distance of 261 feet; thence West along North line of said Tract a distance of 352 feet; thence South parallel with East line of said Tract 71 a distance 329 feet; to the South line of said Tract; thence East along said South line a distance 525 feet to the point of beginning.

EXCEPTING

Beginning at a point 271 feet South of the Northeast corner of Tract 71 FAIRACRES SUBDIVISION NO. 1, Klamath County, Oregon, said point being the Southeast corner of parcel conveyed to Bullard by Deed recorded March 22, 1957 in Book 290 at page 429, Deed Records; thence West 173 feet; thence South 85 feet; thence East 173 feet; thence North 85 feet to the point of beginning.

ALSO EXCEPTING

A tract of land situated in Lot 70 FAIR ACRES NO.1, more particularly described as follows:

Beginning at a 5/8 inch iron pin located on the South

line of said Lot 70, being South 89° 51' 27" West a distance of 30.00 feet from the Southeast corner of said Lot 70; thence North parallel to and 30.00 feet from, measured at right angles to the East line of said Lot 70, a distance of 315.00 feet; thence South 89° 51' 27" West parallel to and 315.00 feet from, measured at right angles to the South line of said Lot 70, a distance of 276.56 feet; thence South parallel to and 276.56 feet from, measured at right angles to the East line of said Lot 70, a distance 315.00 feet to the South line of said Lot 70; thence North 89° 51' 27" East along the South line of said Lot 70 a distance of 276.56 feet to the point of beginning.

SUBJECT TO:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Reservations and restrictions, including the terms and provisions thereof, as set forth in deed recorded May 12, 1934 in Deed Volume 103 at page 35 and deed recorded August 12, 1938, in Deed Volume 117 at page 167, as follows:

"Excepting and reserving to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone line, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same; said right to be for the benefit of the lands and premises adjoining in the above described land."

Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except none, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described

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encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 30th day of May, 1975.

William G. Pinto Jr
Nancy L. Pinto

STATE OF OREGON)
County of Klamath) ss.

May 30, 1975

Personally appeared the above named WILLIAM G. PINTO, JR. and NANCY L. PINTO and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-21-77

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KCTC

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 20th day of DECEMBER A. D. 19 77 at 4:12 o'clock P M., and
 duly recorded in Vol. M77, of DEEDS on Page 24590
FEE \$ 9.00

Wm D. MILNE, County Clerk
By Bernetha S. Betts