

41688

WARRANTY DEED

THIS INDENTURE WITNESSETH, That WILLIAM D. THOMAS and VIRGINIA G. THOMAS, husband and wife, herein called "grantors", in consideration of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to DARYL A. POLLEY and CONNIE B. POLLEY, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises situated in Klamath County, State of Oregon:

The East 525 feet (as measured along the North and South lines) of Tract 70, FAIR ACRES, SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO all that portion of Tract 71, FAIR ACRES, SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the SE corner of said Tract 71; thence N. along the E. line of said Tract 71 a distance of 60 feet; thence W. parallel to the S. line of said Tract 71 a distance of 173 feet; thence N. parallel to the E. line of said Tract 71 a distance of 261 feet; thence W. along the N. line of said Tract a distance of 352 feet; thence S. parallel with the E. line of said Tract 71 a distance of 329 feet to the S. line of said Tract; thence E. along the S. line a distance of 525 feet to the point of beginning. LESS 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 S. line of said Lot 70, being S. 89°51'27" W. a distance of 30 feet from the SE corner of said Lot 70; thence N. parallel to and 30 feet from, measured at right angles to the E. line of said Lot 70, a distance of 315 feet; thence S. 89°51'27" W. parallel to and 315 feet from, measured at right angles to the S. line of said Lot 70, a distance of 276.56 feet; thence S. parallel to and 276.56 feet from, measured at right angles to the E. line of said Lot 70, a distance of 315 feet to the S. line of said Lot 70; thence N. 89°51'27" E. along the S. line of said Lot 70 a distance of 276.56 feet to the point of beginning, containing 2 acres, more or less, with bearings being based on recorded survey No. 1766 as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District. (2) Reservations and restrictions in deed from Walter T. Smith, et al, to Albert L. Sollars, et ux, dated July 17, 1929, recorded May 12, 1934, in Deed Volume 103, Page 35, and to Wilna Payne dated December 2, 1929, recorded August 12, 1936, in Deed Volume 117, Page 167, records of Klamath County, Oregon. (3) Trust Deed, including the terms and provisions thereof, given by William B. Thomas, et ux, to Equitable Savings & Loan Association, an Oregon corporation, as beneficiary, dated July 6, 1972, recorded July 12, 1972, in

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County, Oregon, to secure the payment of \$12,000.00,

together with all tenements, hereditaments and appurtenances hereunto
belonging or appertaining, and all estate, right, title and interest
in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs
and assigns forever. Said grantors do covenant to and with said
grantees, their heirs and assigns, that they are the owners of said
premises, being lawfully seized in fee simple thereof; that said
premises are free from all encumbrances, except as stated above;
and that they and their heirs and representatives will warrant and
defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$25,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 15th
day of May, 1973.

William B. Thomas
Virginia C. Thomas

STATE OF OREGON
County of KLAMATH

} ss. May 15, 1973

Personally appeared the above-named WILLIAM B. THOMAS and
VIRGINIA C. THOMAS, husband and wife, known to me to be the identical
persons described as grantors in the within Deed, and acknowledged
the foregoing instrument to be their voluntary act and deed.

Before me:



Louise Ester
NOTARY PUBLIC FOR OREGON

My commission expires 7/24/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 20th day of DECEMBER A. D. 1977 at 4:12 o'clock P. and
 duly recorded in Vol. M77, of DEEDS on Page 24593

FEE \$ 6.00

Wm D. MILNE, County Clerk
By *Bernetha J. Litch*

(Warranty Deed - 2)

Return to
KCTC