

44896

WARRANTY DEED (INDIVIDUAL) Vol. 78 Page 5275ROBERT W. MALCOMB AND JEAN MALCOMB, HUSBAND AND WIFEWAYNE HURLEY BUILDING CO., INC.

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

A parcel of land situated in the SW $\frac{1}{4}$, Section 9, Township 39 South, Range 10 East of the Willamette Meridan, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin from which the Northeast corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9 bears North 00° 06' 40" East, 471.85 feet; thence South 00° 06' 40" West, 145.97 feet to a $\frac{1}{2}$ inch iron pin; thence North 89° 27' 28" West, 328.50 feet to a $\frac{1}{2}$ inch iron pin; thence North 00° 10' 38" East, 145.97 feet; thence South 89° 27' 28" East, 328.33 feet to the point of beginning.

SUBJECT TO: 1. 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."

(Continued on Back)

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

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 \$8,500.00.

Dated this 17th day of March, 1978.

Robert W. Malcomb
ROBERT W. MALCOMB

Jean Malcomb
JEAN MALCOMB

STATE OF OREGON, County of Klamath) ss.

On this 17th day of March, 1978, Robert W. Malcomb and Jean Malcomb personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Martha L. Lohs
Notary Public for Oregon

My commission expires: 7-21-81

- * 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)

MALCOMB

TO

HURLEY BUILDING CO. INC.

After Recording Return to: AND SEND
TAXES TO:

Wayne Hurley Building Co. Inc.
4765 Driftwood
Klamath Falls, OR 97601

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 _____

2. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

3. Subject to a 30 foot easement for roadway purposes adjacent to the West line of herein described property as disclosed by Deed recorded July 15, 1977 in Book M-77 at page 12519, Microfilm Records.

4. Subject to a 10 foot easement along the West side of the East line of above mentioned roadway for utility purposes to provide pipe access to irrigation ditch running along the Southerly portion of said portion.

STATE OF OREGON; COUNTY OF KLAMATH, ss.
 Filed for record at request of Transamerica Title Co.
 this 20th day of March A. D. 1978 at 10:19 o'clock AM., and
 duly recorded in Vol. M78, of deeds on Page 5275
 Wm D. MILNE, County Clerk
 By Bernetha M. Helich
 Fee \$6.00