

38-14578
46222

WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 7118

LEON McELFRESH and CHAROLETTE McELFRESH, husband and wife

CHARLES CLARDY and ROBERTA A. CLARDY, husband and wife

of Klamath State of Oregon, described as: all that real property situated in the County
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

1. Rules, regulations and statutory powers of the City of Klamath Falls.
2. Rules, regulations and statutory powers of Enterprise Irrigation District.
3. Rules, regulations and statutory powers of Klamath Basin Improvement Dist.
4. An easement created by instrument, including the terms and provisions thereof, recorded December 2, 1953, Book 264 at page 283.
5. An easement, created by instrument, including the terms and provisions thereof, recorded in Book M-73 at page 13492.
6. An easement created by instrument, including the terms and provisions thereof, recorded in Book M-73 at page 13494.
7. An easement created by instrument, including the terms and provisions thereof, recorded in Book M-73 at page 13496.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as specifically set forth hereinabove

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 \$ 20,000.00.Dated this 3rd day of March, 19 78.

Leon J. McElfresh
Charolette L. McElfresh

STATE OF OREGON, County of Klamath) ss.On this 7 day of March, 19 78 personally appeared the above named
Edgar McElfresh and Charolette McElfresh and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

DONNA K. RICK
NOTARY PUBLIC-OREGONMy Commission Expires 7/21/79

- * 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)

TO

After Recording Return to:

T-A

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

7119

EXHIBIT "A"

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Beginning at an iron pipe which marks the Southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said section; thence North on the Westerly line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 208.7 feet to the true point of beginning; thence continuing North along said line 409.5 feet; thence on a 90° angle East 25 feet; thence on a 90° angle North 60 feet; thence on a 90° angle East 332.73 feet; thence on a 90° angle South 103.7 feet; thence on a 90° angle East 237.53 feet; thence on a 90° angle South 365.79 feet; thence on a 90° angle West 596.26 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 13th day of April

A. D. 1978 at 10:56

o'clock AM., and

truly recorded in Vol. M78

of Deeds

on Page 7118

Wm D. MILNE, County Clerk

By Lemaha D. Hetch

Fee \$5.00