

51707

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup>78 Page 15211

GORDON R. SELLARS and KAREN S. SELLARS, husband and wife

hereinafter called grantor, convey(s) to  
THE CIRCLE K CORPORATION, an Arizona corporation

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

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Rules, regulations and statutory powers of Enterprise Irrigation District.
2. Rules, regulations and statutory powers of South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof, recorded March 1, 1972, in Book M72 at page 2146.

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 \$115,000.00.

Dated this 28th day of June, 19 78.

Gordon R. Sellars  
Gordon R. Sellars

Karen S. Sellars  
Karen S. Sellars

STATE OF OREGON, County of Klamath ) ss.

On this 14th day of June, 19 78 personally appeared the above named  
Gordon R. Sellars and Karen S. Sellars and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Charles J. Addington  
Notary Public for Oregon

My commission expires: March 22, 1981

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)

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TO

After Recording Return to: and Send  
Tax Statements To:  
The Circle K Corporation  
4500 South 40th  
P.O. Box 20230  
Phoenix, Arizona 85036

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

EXHIBIT "A"  
DESCRIPTION

Beginning at an iron pin on the East line of Lot 1 which lies South along the East line of Lot 1 a distance of 118.2 feet from the iron pin which marks the Northeasterly corner of Lot 1, Block 1 of Resubdivision of Blocks 2B and 3 of HOMEDALE, in the County of Klamath, State of Oregon; thence North 118.2 feet to the Northeasterly corner of Lot 1; thence Northwesterly along the Southerly line of the O.C. & E. Railroad right of way a distance of 154.3 feet; thence Southwesterly to a point that is 168.9 feet from the point of beginning; thence East 168.9 feet to the point of beginning.

EXCEPTING THEREFROM the Southwest 90 feet by 16 feet along the South line of the above described property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 14th day of July A. D. 19 78 at 3:58'clock P. M., and

fully recorded in Vol. M78, of Deed on Page 15211

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$6.00