

51709

WARRANTY DEED (INDIVIDUAL)

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15216

FRANK D. DELONG AND VELMA M. DELONG, HUSBAND AND WIFE

hereinafter called grantor, convey(s) to
EDWARD F. MOYER AND OLETA L. MOYER, husband and wife to an undivided $\frac{1}{2}$ interest and ROBERT L. BUCKMASTER AND ALMEE BUCKMASTER, husband and wife to an all that real property situated in the County
 of Klamath, State of Oregon, described as: undivided $\frac{1}{2}$ interest

(See attached legal description)

SUBJECT TO: 1. Taxes for the year 1978-79 are now a lien but not yet payable.

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded June 22, 1956 in Book 284 at Page 304, Amended August 30, 1956 in Book 286 at Page 286, Amended September 17, 1968 in Book M-68 at Page 8447.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Harriman Park Subdivision.

4. An easement created by instrument, including the terms and provisions thereof, Dated August 1, 1960, Recorded August 4, 1960 in Book 323 at Page 220, In favor of California Oregon Power Company, For Transmission lines.

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

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 \$ 6,500.00

Dated this 14th day of July, 19 78

FRANK D. DELONG

VELMA M. DELONG

STATE OF OREGON, County of Klamath) ss.

On this 14th day of July, 19 78 personally appeared the above named Frank D. DeLong and Velma M. DeLong and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-5-82

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)

DeLong

TO

Moyer

After Recording Return to: *Send Taxes to:

Mr. & Mrs. Moyer
1484 C Haydean Dr.
Grants Pass, OR

STATE OF OREGON,)

County of)

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

That portion of Tract A of HARRIMAN PARK SUBDIVISION, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of that certain tract of land conveyed to Eugene F. Jensen et ux., by Deed recorded in Volume M-67 at page 8388 of Klamath County, Oregon Deed Records, which said corner is on the South line of the private 20 foot wide roadway; thence South $43^{\circ} 10' 00''$ West along the West line of said Jensen Tract a distance of 144.50 feet, more or less to the Southwest corner of said tract, which said corner is situated on the artificially constructed water channel; thence running on said North bank of said water channel South $81^{\circ} 0' 40''$ West a distance of 75.00 feet, more or less, to a one-half inch iron pin, set on the North bank of said water channel; thence North $41^{\circ} 01' 41''$ East a distance of 146.90 feet, more or less, to a one-half inch pin set on the South line of said private 20 foot wide roadway; thence North $85^{\circ} 20' 00''$ East along the South line of said private roadway a distance of 77.0 feet, more or less, to the point of beginning.

TOGETHER WITH full but non-exclusive right of egress and ingress over the above mentioned private 20 foot wide roadway to Dugout Lane, and together with an easement for utilities 5 feet in width along the South line of said roadway, the North line of said easement being bounded by the South line of the roadway; and

TOGETHER WITH a non-exclusive easement of egress and ingress by water from and to Harriman Creek on said artificially constructed water channel, but reserving unto Grantors, their heirs and assigns the right to use said water channel for the benefit of Grantors' remaining lands in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, and the right to further construct and improve said channel to serve Grantors' said lands.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 14th day of July A. D. 1978 at 3:57 o'clock P. M., and

fully recorded in Vol. M78, of Deeds on Page 5216

Wm D. MILNE, County Clerk

[Signature]

Fees \$6.00