

54585

WARRANTY DEED (INDIVIDUAL)

Vol. 78

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79-38-16248-10

WILLARD F. NELSON and CONSTANCE B. NELSON, H&W

hereinafter called grantor, convey(s) to

DONALD E. MERRITT and SHEILA A. MERRITT, H&W

all that real property situated in the County

of Klamath State of Oregon, described as:

SEE DESCRIPTION ATTACHED

SUBJECT TO:

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation Dist.
3. An easement created by instrument dated March 2, 1931 and recorded April 15, 1931 in book 95 on page 111.
4. An easement created by instrument dated March 23, 1953 recorded on March 26, 1953 in book 259 on page 608.
5. An easement created by instrument dated January 10, 1961 recorded January 30, 1961 in book 327 on page 115.
6. Mortgage, including the terms and provisions thereof, recorded June 2, 1978 in Book M76 at page 8154, in favor of State of Oregon represented and acting by the Director of Veterans' Affairs, which Mortgage the Grantees herein agree to assume and pay according to the terms contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those shown 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 \$ 77,500.00

Dated this 6th day of September, 1978.

Willard F. Nelson
Constance B. Nelson

STATE OF OREGON, County of Klamath) ss:

September 6, 1978 personally appeared the above named Willard F. Nelson and Constance B. Nelson, H&W and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Harold D. Addington
Notary Public for Oregon
My commission expires: 3-22-81

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)

STATE OF OREGON,

) ss.

County of

I certify that the within instrument was received for record on the day of 1978, at o'clock M. and recorded in book Records of Deeds of said County.

Witness my hand and seal of County affixed.

After Recording Return to

TM-Donner

Said Tax Statements

Pl 1 Box 217

Bennetts, OR

Title

Deputy

19763

EXHIBIT "A"

A tract of land situated in the NE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a County Surveyor brasscapped monument marking the Northeast corner of said Section 19; thence South 00° 14' 22" West along the East line of said Section 19, 333.00 feet to a 5/8 inch iron pin; thence West 1289.21 feet to a 5/8 inch iron pin on the Easterly right of way line of the County Road; thence following said Easterly line, North 10° 07' 20" West 136.50 feet to a 5/8 inch iron pin; thence along a curve to the right (central angle 08° 58' 41" and radius 1250 feet) 195.97 feet to a 5/8 inch iron pin on the North line of said Section 19; thence North 89° 49' 58" East along the North line of said Section 19, 1333.80 feet to the point of beginning.

OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 21st day of September A. D. 1978 at 10:52 o'clock A. M., on

duly recorded in Vol. 878, of Deeds, on Page 19762

W= D. MILNE, County Clerk.
By Permittee H. H. Hetch

Fee \$6.00