

54986

177-58-16210

WARRANTY DEED (INDIVIDUAL)

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20363

J. ROBERT HARRIS

hereinafter called grantor, convey(s) to

JOE E. JARVIS and RUTH JARVIS, H & W as to an undivided $\frac{1}{2}$ interest and DALE NIEDERMEYER
and RUTH NIEDERMEYER, H & W as to an undivided $\frac{1}{2}$ interest that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED DESCRIPTION

SUBJECT TO:

- (1) Taxes for the year 1978-79 now a lien but not payable.
- (2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls, if any.
- (3) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- (4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- (5) An easement created by instrument, including the terms and provisions thereof, record June 12, 1972 in Book 14-72 Page 6217 in favor of Shangri-La Apartments.
- (6) Taxes for the years 75-76, 76-77, and 77-78 which the grantee herein agrees to assume and and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____ pay.

as stated 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 \$ 65,000.00

Dated this 1st day of September, 1978

J. Robert Harris

STATE OF OREGON, County of Jackson) ss.

On this 1st day of September, 1978 personally appeared the above named J. Robert Harris and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

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)

STATE OF OREGON,

) ss.

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.

After Recording Return to:

Transamerica Title

245 So. Grape St.

Medford, OR 97501

Taxes to: Dale Niedermeyer
1069 Spring
Medford, OR 97501

By _____ Title
Deputy

20364

A portion of Tract 31 ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of Lot 37, ENTERPRISE TRACTS, thence South $00^{\circ} 15' 30''$ East, along the centerline of Avalon Street, 155.75 feet; thence South $56^{\circ} 38' 10''$ East, 36.03 feet to a point on the East boundary of said street for the true point of beginning; thence South $36^{\circ} 38' 10''$ East, 108.05 feet; thence South $73^{\circ} 11' 10''$ East, 41.51 feet; thence North $79^{\circ} 52'$ East, 103.20 feet; thence North $70^{\circ} 29' 20''$ East, 154.50 feet; thence North $89^{\circ} 25' 40''$ East, 82.78 feet; thence North $1^{\circ} 24' 20''$ West, 31.01 feet; thence North $89^{\circ} 25' 40''$ East, 50.00 feet; thence North, 134.58 feet, to a point on the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary North $81^{\circ} 17'$ West, 23.93 feet; thence 94.98 feet along the ARC of a curve right (which arc has a radius of 433.10 feet and a long chord of North $78^{\circ} 00' 07''$ West, 94.79 feet; thence South $00^{\circ} 15' 30''$ East, 59.01 feet; thence South $89^{\circ} 44' 30''$ West, 395.00 feet to a point on the East boundary of Avalon Street; thence along said boundary South $00^{\circ} 15' 30''$ East, 132.87 feet to the true point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 14th day of September

A.D. 1978

at 3:56 clock P.M., and

duly recorded in Vol. M78

of Deeds

on Page 20363

W.D. WILNE, County Clerk

By *Richard H. Hiltch*

Fee \$6.00