

56062

T/A # M-38-16370-1
WARRANTY DEED (INDIVIDUAL)Vol. ^m 78 Page 22039

GORDON J. FRIER & LINDA L. FRIER, husband and wife

hereinafter called grantor, convey(s) to
ROBERT B. GRABOWSKI & DIXIE G. GRABOWSKI, husband and wife as to an undivided
1/2 interest & ROBERT F. GRABOWSKI & KATHRYN*** all that real property situated in the County
 of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

***M. Grabowski, husband and wife, as to an undivided 1/2 interest.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
SEE ATTACHED EXHIBIT "A"

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 \$ 18,000.00 .*Dated this 22nd day of September, 1978.

[Signature]
Linda L. Frier

STATE OF OREGON, County of Klamath) ss.

On this 25th day of September, 19 78 personally appeared the above named
Gordon J. Frier and Linda L. Frier, husband and wife and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

[Signature]
 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)

 TO

After Recording Return to: Send

Tax Stmts To:
Mr. & Mrs. Robert B. Grabowski
23011 Blythe St.
Canoga Park, Calif. 91304

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.

 Title
 By _____ Deputy

78 OCT 3 PM 3 44

PARCEL 1:

A portion of the SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is on the Southwest corner of a tract conveyed to Smith by deed recorded July 18, 1966, in M-66 at page 7278, said point being North 1425.41 feet and West 686.63 feet from the Southeast corner of said Section 19; thence West 223.96 feet; thence North 415.22 feet to the North line of a tract conveyed to ADAIR by deed recorded July 10, 1969 in M-69, page 6057; thence South 87° 56' East a distance of 224.10 feet to the Northwest corner of said Smith tract; thence South along the West line of said Smith tract a distance of 407.21 feet to the point of beginning.

PARCEL 2:

A portion of the SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point that is North 1425.41 feet and West 910.59 feet from the Southeast corner of said Section 19; thence North 415.22 feet to the North line of a tract conveyed to ADAIR by deed recorded July 19, 1969 in M-69, at page 6057; thence North 87° 56' West along the North line of said ADAIR tract, a distance of 224.10 feet to the Northwest corner thereof; thence South 423.23 feet to a point; thence East a distance of 223.95 feet to the point of beginning.

Subject to:

1. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

3. An easement created by instrument, including the terms and provisions thereof,

Dated : April 7, 1966
 Recorded : June 16, 1966 Book: M-66 Page: 6226
 In favor of : Pacific Power and Light Company
 For : Transmission and distribution of electricity.
 (Affects Parcel 1 and 2)

4. An easement created by instrument, including the terms and provisions thereof,

Dated : March 1, 1965
 Recorded : May 19, 1965 Book: 361 Page: 485
 In favor of : Various Owners
 For : a 60 foot ingress and egress easement
 (Affects the South line of Parcel 1 and 2)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of October A.D., 19 78 at 3:44 o'clock P M., and duly recorded in Vol M78, of Deeds on Page 22039.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha J. Heloth Deputy