

56889

T/A # M-38-16535-6m  
WARRANTY DEED (INDIVIDUAL) Vol. 78 Page 23328

L.W. HUTCHINSON and VERNA F. HUTCHINSON, husband and wife

hereinafter called grantor, convey(s) to

RANDOLPH DAVID and IRENE G. DAVID, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

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 \$ 30,000.00

\*\*

Dated this 29th day of September, 19 78.

L.W. Hutchinson,  
Verna F. Hutchinson

STATE OF OREGON, County of Klamath ) ss.

On this 29th day of September

19 78 personally appeared the above named

L.W. Hutchinson and Irene G. Hutchinson

and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Marlene V. 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)

TO

After Recording Return to: SendToy Statements To:Mr. & Mrs. Randolph David3906 Mack AvenueCity, 97601

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.

Title

By

Deputy

A portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 14' West a distance of 495.8 feet and South 89° 26' West a distance of 630.0 feet from the iron pin which marks the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing South 89° 26' West a distance of 312.0 feet to an iron pin; thence North 33° 31' West a distance of 172.2 feet to an iron pin; thence North 89° 26' East a distance of 404.0 feet to an iron pin; thence South 1° 14' East a distance of 144.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the East 200 feet.

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 Klamath Irrigation District.
  3. Regulations; including levies, liens, assessments, rights fo way and easements of the South Suburban Sanitary District.
  4. 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 : May 19, 1958 Book : 299 Page : 405

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

the 18th day of October A. D. 1978 at 11:08:00 A.M., or

is recorded in Vol. M78, of Deeds on Page 23328

Wm D. MILNE, County Clerk

By Bernetha J. Helboch

Fee \$6.00