

56890

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>M</sup> 78

Page

23330

TA 38-16159-D

/who aquired title as David I Vaughn  
DAVID L. VAUGHN and ROBIN L. VAUGHN, husband and wife

, hereinafter called grantor, convey(s) to

GLENN WALTON &amp; CO.

all that real property situated in the County

of Klamath, State of Oregon, described as:

SEE EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as shown in 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 \$ 38,500.00 \*Dated this 18 day of October, 1978.STATE OF OREGON, County of Klamath ) ss.David L. Vaughn & Robin L. Vaughn personally appeared the above named  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

DONNA K. RICK  
NOTARY PUBLIC-OREGONMy Commission Expires 9/21/79

Notary Public for Oregon

My commission expires:

- \* 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 statements  
1100 Riverside Dr  
Klamath Falls, OR  
97601

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.

By \_\_\_\_\_

Title

Deputy

23331

A parcel of land lying in the NW $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book M-67 at page 6169 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Westerly of a line which is parallel to and 50 feet Westerly of the center line of Riverside Street as said street has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "R" 12+50, said station being 3774.10 feet North and 2264.22 feet East of the Southwest corner of said Section 5; thence on a 716.20 foot radius curve right (the long chord of which bears South 1° 41' 30" West) 251.25 feet; thence on a spiral curve right (the long chord which bears South 13° 52' 30" West) 80 feet; thence South 14° 56' 30" West 48.20 feet; thence on a spiral curve left (the long chord of which bears South 8° 56' 48" West) 120 feet to Engineer's center line Station "R" 17+49.45. Bearings are based upon the Oregon Co-ordinate System, South Zone.

SUBJECT TO:

1. Limited access in deed to State of Oregon, by and through its Department of Transportation, Highway Department, which provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abuttin property. Recorded, January 12, 1968; Book M-78; Page 291
2. Restrictions, contained in deed from the State of Oregon, by and through its State Highway Commission, recorded January 12, 1968 in M-68 at Page 291 .
3. An easement created by instrument, dated December 13, 1968; recorded December 13, 1968; Book M-68; Page 10817.
4. Trust Deed, dated September 16, 1977; recorded October 13, 1977; Book M-77; Page 19528 of which the Grantees assume and agree to pay in full.
5. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.  
 this 18th day of October A. D. 1978 at 11:08 A. M., and  
 duly recorded in Vol. M78, of Deeds on Page 23330

Wm D. MILNE, County Clerk

By Bernice J. Leisch

Fee \$6.00