

57185

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 78

23804

MARVIN W. JONES and GOLDA J. JONES, husband and wife

ROSE D. GOSS, an estate in fee simple

all that real property situated in the County of Klamath, State of Oregon, described as:

The following described real property in Klamath County, Oregon:

A parcel of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, Township 36 South, Range 6 East of the Willamette Meridian.

Beginning at a point on the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , which lies S87°43'W along the North line 500 feet from the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence S2°17'E a distance of 140.0 feet, more or less to the Northwest corner of that certain tract of land conveyed to Clifford Manual Miller by deed recorded in Deed Volume M-66 at page 11211; thence S84°42'E along the North line of said Miller tract a distance of 75.75 feet, more or less to the Southwest corner of that certain tract of land conveyed to John L. Gross, et ux, by deed recorded in Deed Volume M-66 at page 10168; thence N2°17'W along the West line of said Gross Tract a distance of 150 feet, more or less to a point on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence S87°43'W along the North line, a distance of 75.0 feet, to the point of beginning.

---continued on reverse page---

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on reverse page

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 \$ 3,800.00

Dated this 4th day of November, 19 77

MARVIN W. JONES

GOLDA J. JONES

STATE OF OREGON, County of Klamath ) ss.

On this 4th day of November, 19 77 personally appeared the above named Marvin W. Jones and Golda J. Jones and acknowledged the foregoing instrument to be their 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)

JONES

TO

GOSS

After Recording Return to:

Rose D. Goss  
1510 Gossmere Lane  
Stayton, Ore.  
97383

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 \_\_\_\_\_ Deputy

SUBJECT TO:

23805

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Agreement, including the terms and provisions thereof, between Herbert Fleishhacker et ux., and California Oregon Power Co., dated January 25, 1924, recorded February 15, 1924 in Book 63 at page 459, Deeds Records of Klamath County, Oregon. Agreement regarding the level of Klamath Lake,

3. An easement created by instrument, including the terms and provisions thereof, and of said to store or less to said, Book: 279 Page: 97 Dated by Miller: November 1, 1955 Recorded: November 8, 1955 In favor of: Pacific Power and Light Co. For: Electric lines

4. Reservations and restrictions as set forth in that certain instruments recorded October 3, 1968 in Book M-68 at page 8973, Microfilm Records, omitting restrictions herein, if any, based on race, color, religion or national origin.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXXXXXXX

this 24th day of October A. D. 1978 at 11:00 A.M., and

duly recorded in Vol. M78, of Deeds on Page 23804

Fee \$6.00

Wm D. MILNE, County Clerk

By *Bernetha Helich*