

57360

TA 38-16600-WARRANTY DEED (INDIVIDUAL) Vol. 11 Page 24091

DANNY L. WALDEN and ANITA G. WALDEN, husband and wife

hereinafter called grantor, convey(s) to

REX L. ANDERSON and DIANE ANDERSON, husband and wife

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 on 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 \$ 30,500.00.Dated this 16th day of October, 19 78.Danny L. Walden
Anita G. WaldenSTATE OF OREGON, County of Klamath ss.October 17, 19 78 personally appeared the above named Danny L. Walden and Anita G. Walden and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Harlene L. 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:
 Mr & Mrs. Rex L. Anderson
 635 No. 8th St., City, 97601
 Send Tax Statements:
 Klamath 1st Federal Sth
 540 Main St., City 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

EXHIBIT "A"

Beginning at the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following described property:

Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, Nichols Addition to the City of Klamath Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica title Co.

on 26th day of October A. D. 19 78 at 11 o'clock AM, in

fully recorded in Vol. M78, of Deeds on Page 24091

Wm D. MILNE, County Clerk

By Bernetha A. Kelsch

Fee \$8.00