

57658

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN E. PUTTER and NANCY L. PUTTER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY C. ANCHONDO, AS HIS SOLE AND SEPARATE PROPERTY, and AN UNMARRIED MAN, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

For this description see attached Exhibit "A" and by this reference made a part hereof. SUBJECT, however to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained on the plat and in the dedication of Woodland Park, to wit:
"Subject to: (1) a public utility easement 16 feet in width along the back and sideline of all lots except on the interior lots where said 16-foot easement will be centered on the back and sidelines; (2) a 20-foot building set back line along the front of all lots; (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

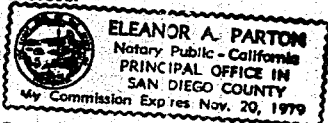
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,400.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of OCTOBER, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)



X
X
Steven E. Putter
Nancy L. Putter

California
STATE OF OREGON,
County of San Diego } ss.
OCTOBER 5, 1978

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

Personally appeared the above named Nancy L. Putter

and acknowledged the foregoing instrument to be her voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Eleanor A. Parton
(OFFICIAL SEAL)

Notary Public for Oregon California
My commission expires: 11-20-79

Notary Public for Oregon
My commission expires:

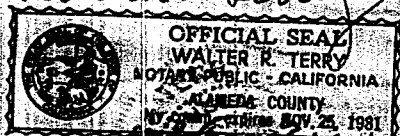
(OFFICIAL SEAL)

State of California } ss.
County of Alameda

On this the 5 day of October 19 78, before me, the undersigned Notary Public, personally appeared

STEVEN E. PUTTER (447-44-8843)

known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.



The following described real property in Klamath County, Oregon:

Lot(s) 2, Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88th(s) interest in 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Parcel A:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said Section North 89° 42' 15" East 400.0 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

Parcel B:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

Mountain Title Co

on this 31st day of October A.D. 1978

at 11:26 o'clock A M, and duly

recorded in Vol. M78 of Deeds

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Wm D. M. E. County Clerk

By Bernice Shelton Deputy

Fee \$6.00

After recording return to:

Henry C. Anchondo

2407 S. San Antonio Ave.

Pomona, CA 91766

Tax statements sent to same.