

57983

7A38-16774-D

WARRANTY DEED (INDIVIDUAL) Vol. <sup>M</sup> 78 Page 25057-2

DAVID J. NOONAN and GALILEE NOONAN, husband and wife

, hereinafter called grantor, convey(s) to

CHARLES L. STEWART and LYNETTE STEWART, husband and wife

of Klamath, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED

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 \$ 29,000.00

Dated this 6 day of November, 1978

STATE OF OREGON, County of Klamath ) ss.

David J. Noonan & Galilee Noonan, 1978 personally appeared the above named instrument to be and acknowledged the foregoing voluntary act and deed.

Before me:

DONNA K. RICK  
NOTARY PUBLIC-OREGON  
My 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:

TA Donna  
Send tax statements:  
Dept. of Veterans  
1225 Ferry St S.E.  
Salem, Ore 97310

STATE OF OREGON,

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.

By Deputy

## EXHIBIT "A"

A portion of the W $\frac{1}{4}$ S $\frac{1}{4}$ N $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, known as Tract L of Bowman Tracts Unplatted, more particularly described as follows:

Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet and North 0° 02' West along the center line of McKinley Street a distance of 700 feet and East a distance of 171.75 feet from the iron monument which marks the Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, and running thence East a distance of 115.75 feet to an iron pin; thence North 0° 02' West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0° 02' East a distance of 62.5 feet, more or less, to the point of beginning.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. An easement created by instrument recorded December 8, 1933 in Book 102 on Page 67.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 7th day of November A. D. 1978 at 11:06 o'clock AM., on

fully recorded in Vol. M78, of Deeds on Page 25057

Wm D. MILNE, County Clerk

By Busscha Shetch

Fee \$6.00