

53269

T/A 38-16743-J

WARRANTY DEED (INDIVIDUAL)

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EDWARD F. OBEAR and JEAN OBEAR, husband and wife

JAMES O. KEMP and GRACE L. KEMP, husband and wife

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

SUBJECT TO:

SEE ATTACHED LEGAL DESCRIPTION

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. The rights of the public and governmental bodies in and to any portion lying below the high water line of Williamson River.
3. An easement created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in Book M-66 at page 10198 in favor of : Pacific Power & Light Company, For: Electrical transmission.

978 NOV 13 1978

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

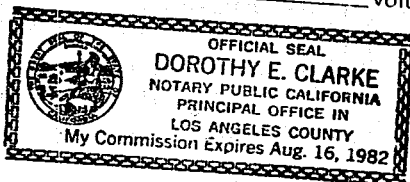
The true and actual consideration for this transfer is \$ 2,000.00.

Dated this 31st day of October, 19 78.

Edward F. Obear
Edward F. Obear
Jean Obear
Jean Obear

California
STATE OF OREGON, County of Los Angeles) ss.

On this date, October 31, 1978
Edward F. Obear and Jean Obear, 1978 personally appeared the above named
instrument to be their voluntary act and deed. _____ and acknowledged the foregoing



Before me:

Dorothy E. Clarke
Notary Public for Oregon California
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)

OBEAR

TO

KEMP

STATE OF _____)

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

After Recording Return to: Mr. & Mrs. James O. Kemp
77 Aracia Tree Lane
Irvine, California 92715

25538

Lot 13, Block 3 of WOODLAND PARK, in the County of Klamath, State of Oregon, TOGETHER WITH an undivided 1/88th interest in 2 parcels situated in Government Lots 1 and 2 Section 15, Township 34 South, Range 7 East of the Willamette Meridian, described as follows:

PARCEL 1:

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 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 2:

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 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; ss.

Filed for record at request of Transamerica Title Co.

this 13th day of November A. D. 1978, at 3:38 clock P.M., on

July recorded in Vol. 478, of Deeds on Page 25537

Wm D. MILNE, County Clerk

Bernethy J. Heloch

Fee \$6.00