

59132

38-16603-J

WARRANTY DEED (INDIVIDUAL)

Vol. 178 Page 26983

MARLON J. JANNUZZI and LOIS A. JANNUZZI, husband and wife

MARION LLOYD CAIN and MARGARET MARY CAIN, hereinafter called grantor, convey(s) to husband and wife

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

See attached description.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 13, 1971 in Book M-71 at page 7331.
3. An easement created by instrument, including the terms and provisions thereof, dated March 28, 1972 and recorded March 29, 1972 in Book M-72 at page 3293 in favor of Pacific Power & Light Company for electric transmission line.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated 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 \$ 9,500.00

Dated this 20th day of November, 1978.

MARLON J. JANNUZZI

LOIS A. JANNUZZI

STATE OF OREGON, County of KLAMATH) ss.

On this date, November 20th, 1978, personally appeared the above named Marlon J. Jannuzzi and Lois A. Jannuzzi, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3/4/81

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)

JANNUZZI

TO

CAIN

After Recording Return to:

Marion Lloyd Cain

Star Route

Dairy, Oregon 97625

SEND TAXES TO:

Department of Veterans Affairs

1225 Ferry St. S.E.

Salem, Oregon 97310

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.

Title

By

Deputy

26984

A parcel of land situate in the $W\frac{1}{2}SW\frac{1}{4}$ of Section 34, Township 38 South, Range $11\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said $W\frac{1}{2}SW\frac{1}{4}$ of Section 34 which bears North a distance of 1530.0 feet from the $\frac{3}{4}$ inch iron pipe marking the Southwest corner of said Section 34; thence continuing North along said West line a distance of 452.85 feet; thence South $89^{\circ} 52'$ East a distance of 600.0 feet to a $\frac{1}{2}$ inch iron pin; thence South, parallel with the West line of said Section 34, a distance of 451.45 feet to a $\frac{1}{2}$ inch iron pin; thence West a distance of 600.0 feet to a $\frac{1}{2}$ inch iron pin and the point of beginning.

TOGETHER WITH A NON-EXCLUSIVE ROAD ACCESS EASEMENT DESCRIBED AS:

A strip of land 60.00 feet in width lying 30.00 feet on each side of centerline for public roadway purposes situate in the $W\frac{1}{2}SW\frac{1}{4}$ of Section 34, Township 38 South, Range $11\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point on the South line of said Section 34 from which the Southwest corner of said Section 34 bears South $89^{\circ} 51' 27''$ West, 1291.94 feet; thence leaving said Section line North $00^{\circ} 54' 00''$ West parallel to but 30.00 feet Westerly of a parcel of land described in Book 245, page 17, Records of Klamath County, Oregon, a distance of 452.03 feet to the beginning of a curve; thence along the arc of a 150.00 feet radius curve to the left 233.64 feet (delta $89^{\circ} 14' 33''$); thence leaving said curve South $89^{\circ} 51' 27''$ West, 1134.48 to a point on the Westerly line of said Section 34 from which the SW corner of said Section 34 bears South, 600.00 feet.

TOGETHER WITH: Beginning at a point which is North 631.57 feet and East 630.00 feet from the SW corner of said Section 34; thence running North, 1349.81 feet to a point of termination.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on~~ November 30th day of November A. D. 1978 at 4:02 o'clock P.M., and

fully recorded in Vol. M-78, of Deeds on Page 26983

Wm D. MILNE, County Clerk

By Jaqueline J. Mettler

Fee \$6.00