

59135

WILLIAM STAPLES and SALLY STAPLES, husband and wife

HENRY W. HARTER and JUDY E. HARTER, husband and wife

of Klamath, State of Oregon, described as:

Beginning at the intersection with a line running North and South and distant 123.0 feet East of the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and the North line of the Klamath Falls, Keno Road (Ashland Highway); thence North and parallel with the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ 330.0 feet; thence Southwesterly on a line parallel with said Highway to intersection with a line parallel to the West line of NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 23, and distant 24 feet East thereof; thence South along the said line to said Highway; thence Northeasterly along the North line of said Highway to the point of beginning, being a Tract of land 330 feet North and South and 99 feet East and West.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See attached exhibit "A"

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

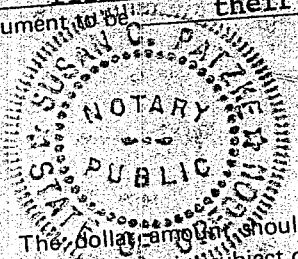
The true and actual consideration for this transfer is \$ 40,000.00.

Dated this 28th day of November, 1978.

William L. Staples
Sally M. Staples

STATE OF OREGON, County of Klamath) ss.

On this 28th day of November, 1978 personally appeared the above named William Staples and Sally Staples and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Susan C. Patzke
Notary Public for Oregon
My commission expires: 11/2/82

- * 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: Tax Statement
Mr. & Mrs. Henry Harter
Rt. 3 Box 270 Hwy. 66
Klamath Falls, Oregon
97601

STATE OF OREGON,) ss.

County of)
I certify that the within instrument was received for record
on the day of 1978,
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

Subject to:

1. An easement created by instrument, including the terms and provisions thereof,

Dated : January 18, 1926
 Recorded : March 20, 1926 Book: 69 Page: 383
 In favor of : California Oregon Power Company
 For : Transmission and distribution of electricity over the E&NW Sec. 23.

2. An easement created by instrument, including the terms and provisions thereof,

Dated : May 31, 1949
 Recorded : June 3, 1949 Book: 231 Page: 459
 In favor of : California Oregon Power Company
 For : Transmission and distribution of electricity over the herein described property only.

3. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$32,775.00

Dated : January 28, 1977
 Recorded : January 28, 1977 Book: M-77 Page: 1652
 Mortgagor : William L. Staples and Sally M. Staples, husband and wife
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs.
 Re-recorded : April 7, 1977 Book: M-77 Page: 5794
 Loan #M60446
 which grantees herein agree and assume to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~the~~ ~~county~~ ~~book~~

4:02

this 30th day of November A. D. 1978 at 4 o'clock PM., and

duly recorded in Vol. M-78, of Deeds on Page 26990

Wm. D. MILNE, County Clerk

Fee \$6.00

By *Jacqueline J. Mettee*