

59830

WARRANTY DEED (INDIVIDUAL) Vol. 1778 Page 28156

38-17149-D

ROBERT L. PIERCE, SR, an estate in fee simple

hereinafter called grantor, convey(s) to  
PATRICK B. HAMMONS, JOHN D. HAMMONS AND JOHN M. HAMMONS, each to an undivided  
1/3 interest  
of Klamath, State of Oregon, described as:

see attached Exhibit A

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as set forth in 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 \$ 21,300.00.\*

Dated this 8 day of December, 1978.

Robert L. Pierce, Sr

STATE OF OREGON, County of Klamath ) ss.

Robert L. Pierce, Sr December 8, 1978 personally appeared the above named  
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Donna K. Rick  
NOTARY PUBLIC-OREGON

My Commission Expires 7/21/79

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 taxes to:  
same as now listed

STATE OF OREGON, )

) ss.

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 \_\_\_\_\_

Title

Deputy

## Exhibit A

Beginning at a point on the Northeasterly line of Oregon Avenue 30 feet Southeasterly from the most Westerly corner of Lot 13, Block 76, BUENA VISTA ADDITION: in the County of Klamath, State of Oregon; thence Northeasterly on a line parallel to the West line of said Lot 13, 98 feet; thence Southeasterly on a line parallel to Oregon Avenue to the line between Lots 13 and 14 of said Block; thence Southwesterly along the said lot line to a point distant 68 feet from Oregon Avenue; thence Southeasterly along the line parallel to Oregon Avenue 3 feet; thence Southwesterly parallel with the line between Lots 13 and 14 of said Block to Northeasterly line of Oregon Avenue; thence Northwesterly along the line of Oregon Avenue 33 feet to the point of beginning.

Subject to:

1. Trust Deed dated October 26, 1978 and recorded October 26, 1978 in Book M-78 Page 24173 with Trustor being: Robert L. Pierce, Sr and Cynthia L. Pierce and Beneficiary being: Klamath First Federal Savings and Loan, which the grantees agree and assume to pay

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXXXX~~

this 18th day of December A. D. 19 78 at 10:45 o'clock AM., and

fully recorded in Vol. M-78, of Deeds on Page 28156

Fee \$6.00

Wm D. MILNE, County Clerk

By Jacqueline J. Mettlee