60152

Form No. 0-960 (Previous Form No. TA 16)

TIA#M-38-17169-6 WARRANTY DEED (INDIVIDUAL)

Vol. 78 Page 28635

MODERA

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except and will warrant and defend the same against all persons who may lawfully claim the same, except as shown a The true and actual consideration for this transfer is \$ 42,500.00 Dated this 12th day of December 1978 STATE OF, OREGON, County of Klameth 1978 STATE OF, OREGON, County of Klameth 1978 Before me: Nydry Public for Oregon My commission expires: 3-298 If consideration includes other property or value, add the following: "However, the actual consideration." (Indicate which) WARRANTY DEED (INDIVIDUAL) STATE OF OREGON, 1 s. County of the the within instrument was record for each of the title within instrument was record for each on the many of the consideration." (Indicate which) STATE OF OREGON, 1 s. County of the day of a same 1979 or assume 1979 o	Ωŧ			GINIA P. ANDERSON, husband and wife
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Beginning at a point which is distant 1320 feet Easterly from the Section corner common to Sections 20, 29, 30 and 19 Township 38 South, Range 9 East of the Willamette Meridian, on Section line between Sections 20 and 29, and North 360 feet parallel to section line between Sections 19 and 20 to a point; thence North and parallel to Section line between Sections 19 and 20 a distance of 720 feet to a point which is the center of the Westerly terminal of Ashland Street; thence Westerly and parallel to Section line between Sections 20 and 29 a distance of 346 feet to State Highway; thence South along said State Highway a distance of 360 feet to a point; thence Southeasterly along State Highway to place of beginning; all in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, more or less, EXCEPTING that portion shown in Book 95 of Deeds page 215, as sold to Klamath County, Oregon on April 30, 1931.

SAVING AND EXCEPTING the following described property:

A strip of land situate in the SW\s\ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northwest corner of that parcel conveyed on Page 215 of Volume 95 of the Deed Records of Klamath County; thence West along the Northerly boundary of that tract of land conveyed on Page 146 of Volume 61 of the Klamath County Deed Records 5.3 feet, more or less, to an iron pin monument which is 40.0 feet Westerly from the centerline of Biehn Street (formerly the Dalles-California Highway) as the same is presently located and constructed; thence South 0° 19' 30" West parallel to and 40.0 feet Westerly from the said centerline of Biehn Street 635.3 feet, more or less, to an iron pin monument on the Northerly boundary of Lakeport Blvd. as the same is presently located and constructed; thence South 44° 51' East along the Northerly boundary of Lakeport Blvd. 12.7 feet to a point on the Westerly boundary of that tract conveyed on Page 215 of Volume 95 of Klamath County Deed Records; thence North 644.3 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM the Northerly 20 feet thereof.

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Fee: \$6.00