

60152

T/A # M-38-17169-6  
WARRANTY DEED (INDIVIDUAL)Vol. M78 Page 28625

PAUL W. JONES & EDNA JONES, husband and wife and PAUL W. JONES, Jr. and  
 CONNIE JONES also known as CONSUELO JONES, \*\*\* hereinafter called grantor, convey(s) to  
 WILLIAM S. ANDERSON and VIRGINIA P. ANDERSON, husband and wife  
 of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

\*\*\*husband and wife.

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 above.

The true and actual consideration for this transfer is \$ 42,500.00 .  
 \*\*

Dated this 12th day of December, 1978

STATE OF OREGON, County of Klamath ) ss.

On this 22nd day of December, 1978 personally appeared the above named  
Paul W. Jones & Edna Jones & Paul W. Jones, Jr. & Connie Jones  
 instrument to be their voluntary act and deed.

Before me:

Marlene T. Addington  
 Notary Public for Oregon

My commission expires: 3-22-81

- \* 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 whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

\_\_\_\_\_  
 TO  
 \_\_\_\_\_

After Recording Return to:

same as below

Return to:  
Wm. Anderson  
Box 10361  
Eugene, Ore. 97401

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

STATE OF OREGON,

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 \_\_\_\_\_

Deputy

28636

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 $\frac{1}{4}$ SW $\frac{1}{4}$  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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Insurance

this 26th day of December A. D. 1978, at 11:50 A.M. on

Deeds, of Deeds, on Page 28635

fully recorded in Vol. M78, of Deeds, Wm D. MILNE, County Clerk

By Jacqueline M. Milne

Fee: \$6.00