

7A 38-17285-m

CHARLES EDWARD HACKER and GRACE ESTHER HACKER, husband and wife

hereinafter called grantor, convey(s) to
 BARRY W. PURNELL, and WENDY S. PURNELL and BARRY W. PURNELL, JR. and BRIAN
 PURNELL, not as tenants in common but with / rights of survivorship
 of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District. 2. Rights, as set forth in Deed recorded January 3, 1931 in Book 92 at page 273, Deed Records. 3. Rights of the public in and any portion of the above described property lying within the limits of road and highways. 4. An easement created by instrument, including the terms and provisions thereof, recorded February 5, 1959 in Book 309 at page 415. 5. Trust including the terms and provisions thereof recorded August 19, 1975 in Book at page 9706, in favor of First National Bank of Oregon, which Trust Deed the Grantees herein assume and agree to pay according to the terms as contained therein.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as specifically set forth hereinabove

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 \$ 38,000.00

Dated this 19th day of January, 19 79

Charles Edward Hacker
Grace Esther Hacker

STATE OF OREGON, County of Klamath ss.

On this 19th day of January, 19 79 personally appeared the above named Charles Edward Hacker and Grace Esther Hacker and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

W. Darlene P. Addington
 Notary Public for Oregon
 My commission expires: March 22, 1981

- * 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:

Mr. Barry W. Purnell, 5800 So.
 6th St., City 97601

Send Tax Statements To:
 1st Nat'l. Bank

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 _____

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the intersection of the East boundary of Summers Lane and the centerline of Denver Avenue, said point being South 0° 13½' East a distance of 1661.9 feet and South 89° 58' East a distance of 30.0 feet (South 0° 13½' East a distance of 1662.5 feet and North 89° 44½' East a distance of 30.0 feet by recorded legal description) from the Northwest corner of said Section 11; thence North 0° 13½' West along the East boundary of Summers Lane a distance of 131.25 feet to an iron pin; thence South 89° 55½' East (North 89° 47' East by recorded legal description) parallel with the North boundary of the N $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11 a distance of 190.5 feet, more or less, to the centerline of K.I.D. Drain Ditch 1-C-9-A; thence South 0° 13½' East (South 0° 07' East by recorded legal description) along the centerline of said Drain Ditch and parallel with the centerline of Summers Lane a distance of 131.15 feet to the centerline of Denver Avenue; thence North 89° 58' West (South 89° 44½' West by recorded legal description) a distance of 190.5 feet, more or less, to the point of beginning, less K.I.D. Drain Ditch right of way along the East boundary of the above described tract of land,

EXCEPTING THEREFROM a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 19th day of January A. D. 1979 at 3:35 clock P. M., and

duly recorded in Vol. M79, of Deeds on Page 1710

Wm D. MILNE, County Clerk

By Bernetha D. Fetsch

Fee \$6.00