

Until a change is requested, all tax statements shall be sent to the following address: Alan L. & Darlene F. Cain

6732 Ambler Klamath Falls Ore 97601

61515

WARRANTY DEED

Vol. 79 Page 1892

VONDA E. ROWE, an unmarried woman, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto ALAN L. CAIN and DARLENE F. CAIN, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8-inch iron pin on the easterly right of way line of Booth Road, said point being South 89° 53' 08" East (N89° 54' E by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (N00° 04' E by said Junction Acres) 257.00 feet from the C $\frac{1}{4}$ corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said easterly right of way line, 227.00 feet; thence South 89° 49' 13" East 480.00 feet; thence South 00° 10' 47" West, parallel with the said easterly right of way line, 227.00 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning, containing 2.50 acres, with bearings based on Survey No. 2026, as recorded in the office of the Klamath County Surveyor, said tract of land being subject to all easements and rights of way of record or apparent.

SUBJECT TO: (1) Contract, executed by Carmen Embree and Robert J. Embree, wife and husband, and Sybil E. Blaise, sellers, and Alan L. Cain and Darlene F. Cain, husband and wife, buyers, dated March 21, 1977, and recorded in the office of the Klamath County Clerk at M77, page 4693.

(2) Contract, executed by Alan L. Cain and Darlene F. Cain, husband and wife, sellers, and Andrew D. McElhinney and Camille V. McElhinney, husband and wife, buyers, dated August 15, 1977, and recorded in the office of the Klamath County Clerk at M77, page 15579.

(3) Contract, executed by Andrew D. McElhinney and Camille V. McElhinney, husband and wife, sellers, and Vonda E. Rowe, an unmarried woman, buyer, dated January 20th, 1979, and recorded in the office of the Klamath County Clerk at M79, page _____.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that she is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

WARRANTY DEED (1)

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The true and actual consideration paid for this transfer is \$25,000.00.

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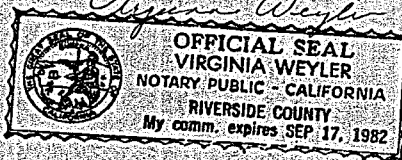
IN WITNESS WHEREOF, the Grantor has executed this instrument this 20th day of January, 1979.

Vonda E. Rowe

STATE OF California ss.
County of Riverside

Before me this 20th day of January, 1979, personally appeared the above-named VONDA E. ROWE, an unmarried woman, and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)



California
Notary Public for
My Commission Expires: Sept 17, 1982

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Alan L. Cain

this 23rd day of January

A. D. 19 79 at 10:10

o'clock A. M., and
filed recorded in Vol. M79, of Deeds on Page 1892

Wm D. MILNE County Clerk

By Bernetha Skutch

Fee \$6.00