

63055

WARRANTY DEED (INDIVIDUAL)

DANIEL J. DUFF AND DORIS V. DUFF, HUSBAND AND WIFE

MICHAEL L. BACHMAN AND DIANA L. BACHMAN, HUSBAND AND WIFE

all that real property situated in the County of Klamath, State of Oregon, described as:

(See attached legal description)

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

An easement created by instrument, including the terms and provisions thereof, Dated December 11, 1951, Recorded December 12, 1951 in Book 251 at Page 505, In favor of United States of America, For Electric power transmission line and incidentals thereof. (affects West 280 feet)

Limited access in deed to State of Oregon by and through its State Highway Commission recorded November 7, 1967 in M-67 at page 8642 Deed Records, and as corrected by deed recorded April 15, 1968 in M-68 at page 2912, Deed Records, which provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

An easement created by instrument, including the terms and provisions thereof, Dated June 16, 1977, Recorded July 29, 1977 in Book M-77 at page 13560, In favor of Pacific Power and Light Company, a corporation, For Electric transmission line across NW 1/4 SW 1/4. (as listed above) 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 \$ 37,000.00.

Dated this 26th day of February, 1979.

DANIEL J. DUFF

DORIS V. DUFF

STATE OF OREGON, County of Klamath) ss.

On this 26th day of February, 1979 personally appeared the above named Daniel J. Duff and Doris V. Duff and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

- * 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/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Duff

TO

Bachman

After Recording Return to:
Mr. and Mrs. Michael Bachman
1726 Frontage Road
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry Street, S.E.
Salem, OR 97310

STATE OF OREGON,

) ss.

County of)

I certify that the within instrument was received for record on the day of 1979, 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

A parcel of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Beginning at a 3/4" iron pipe from which the W $\frac{1}{4}$ corner of said Section 5 bears the following two bearings and distances; South 89° 32' 40" West 818.98 feet, North 35° 18' 28" West 826.77 feet; thence from said point of beginning South 00° 17' 29" East 300.00 feet to a 1/2" iron pin; thence South 89° 42' 00" West 320.00 feet to a 1/2" iron pin; thence South 00° 18' 00" East 35.00 feet to a 1/2" iron pin; thence South 15° 05' 46" East 289.74 feet to a 1/2" iron pin on the Northerly right of way line of Frontage Road; thence South 89° 42' 00" West along the right of way of said Frontage Road 31.03 feet to a 1/2" iron pin; thence leaving right of way of said Frontage Road North 15° 05' 46" West 325.94 feet to a 1/2" iron pin; thence North 00° 18' 00" West 299.02 feet to a 1/2" iron pin; thence North 89° 32' 40" East 360.32 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 26th day of February A. D. 1979 at 3:21 o'clock P.M., and

duly recorded in Vol. 479, of Deeds on Page 4280

Wm D. MILNE, County Clerk

By Bernetha A. Hetch

Fee \$6.00