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38-18039-5
WARRANTY DEED (INDIVIDUAL) Vol. 79 Page 6830

LYNN COLBY AND ESTELLE COLBY, husband and wife
FRANK R. WRYN AND MARIE WRYN, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as:

"See attached exhibit A"

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

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 \$ 7,000.00 *

Dated this 27 day of March, 1979.

Lyndolby by Estelle Colby
Colby, Power of Attorney
Estelle Colby

STATE OF OREGON, County of Klamath) ss.

March 27, 1979 personally appeared the above named
Lynn Colby by Estelle Colby Power of Attorney and acknowledged the foregoing
instrument to be their voluntary act and deed. Estelle Colby

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/2/79

My commission expires:

- * 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: ta donna
send tax statements to:
76 AA Harriman Rt
Klamath Falls, Ore
97601

STATE OF OREGON,

County of _____) ss.

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
Deputy

EXHIBIT A

DESCRIPTION

A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

PARCEL 7 PINE CONE ADDITION:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 60.05 feet; thence South 2° 36' 12" West, a distance of 175.01 feet; thence East a distance of 81.01 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet, more or less, to the point of beginning.

PARCEL 8 PINE CONE ADDITION:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 60.05 feet; thence South 2° 36' 12" West, a distance of 175.01 feet to an iron pin; the point of beginning; thence South 2° 36' 12", a distance of 125.13 feet to an iron pin; thence East, a distance of 86.69 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West a distance of 81.01 feet, more or less, to the point of beginning.

Subject to:

1. Agreement recorded February 15, 1924 in Book 63 page 459
2. Agreement recorded December 19, 1952 in Book 258 page 287
3. Agreement recorded December 19, 1952 in Book 258 page 290 and corrected in book 280 page 146
4. Easement recorded November 3, 1955 in Book 279 page 99
5. Overhang Easement recorded May 15, 1959 in book 312 page 440
6. Covenants, restrictions and easements recorded June 29, 1978 Book M-78 page 14082

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 28th day of March A. D. 19 79 at 10:35 o'clock A.M., or
 duly recorded in Vol. M79, of Deeds on Page 6830

Wm D. MILNE, County Clerk

By Permecha D. Hetch