

64931

WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 7250

PHYLLIS COLLIER KERNS

_____, hereinafter called grantor, convey(s) to
R. W. CARLILE AND M. E. CARLILE, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as: My undivided one third interest in:

(See attached legal description)

SUBJECT TO: (1.) The rights of the public in and to that portion of the above property lying within the limits of roads and highways. (2.) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Pine Grove Irrigation District. (3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District." (4.) An easement created by instrument, including the terms and provisions thereof, Dated March 5, 1940, Recorded March 22, 1940, in Book 128 at Page 63, in favor of The California Oregon Power Company, a California Corporation, For a 10 foot wide electric transmission line easement.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
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 \$ 11,666.66.*

dated this 28th day of March, 19 79.

Phyllis Collier Kerns
 PHYLLIS COLLIER KERNS

STATE OF OREGON, County of Lane) ss.
Klamath

On this 28th day of March, 19 79 personally appeared the above named
Phyllis Collier Kerns and acknowledged the foregoing
 instrument to be _____ her _____ voluntary act and deed.

Before me:

M. Leona Elay
 Notary Public for Oregon

My commission expires: Feb 7, 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)

Kerns

TO

Carlile

After Recording Return to:

T/A Donna

SEND TAX STATEMENTS TO:

1644 Pine Grove Rd
Klamath Falls, OR

97601

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 _____

Deputy

DESCRIPTION

7251

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8, said point being on the centerline of the County Road and being South 00° 53' 30" West a distance of 199.25 feet from the iron pin marking the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8; thence South 00° 53' 30" West, along the said centerline and the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, 533.69 feet to the Northeast corner of that tract of land described in Deed Volume 65, page 3062, as recorded in the Klamath County Deed Records; thence North 87° 51' 30" West, along the Northerly line of said tract of land, 30.01 feet to the Westerly right of way line of said County Road; thence continuing North 98° 51' 30" West 216.76 feet to its Northwest corner; thence North 04° 23' 00" East, generally along an existing fence, 529.30 feet; thence South 89° 06' 30" East 184.48 feet to the Westerly right of way line of said County Road; thence continuing South 89° 06' 30" East 30.00 feet to the point of beginning, excluding that area along the Easterly side being within the said County Road right of way.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

this 3rd day of April A. D. 19 79 at 10:51 o'clock A. M., and

uly recorded in Vol. M79, of Deeds on Page 7250

Wm. D. MILNE, County Clerk

By Bernice A. Heltsch

Fee \$6.00