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65047

WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 7430

WILLIAM E. CHILCOTE, an estate in fee simple

hereinafter called grantor, convey(s) to

JAMES P. FURAR and SHERYLE J. FURAR, husband and wife

all that real property situated in the County

of KLAMATH, State of Oregon, described as:

Lot 1, Block 1, Tract 1083, CEDAR TRAILS, in the County of Klamath,
State of Oregon, EXCEPTING THEREFROM the following described portion:

Beginning at the most Northerly corner of Lot 1; thence Southwesterly along the boundary line between Lots 1 and 2, to an iron pin which is the most Westerly corner of said Lot 1; thence Southeasterly along the Southwesterly line of Lot 1, a distance of 20 feet; thence Northeasterly parallel with the boundary line between Lots 1 and 2, to a point on the Northeasterly boundary line of Lot 1, that is 20 feet Southeasterly from the point of beginning; thence Northwesterly along the North-easterly boundary line of Lot 1, a distance of 20 feet to the point of beginning. TOGETHER WITH a perpetual easement for ingress and egress(over)

SUBJECT TO: 1. Restrictions, set back provisions and utility easements, on the recorded plat. 2. Covenants, easements and restrictions recorded July 3, 1978 in Book M-78 at page 14229. 3. Trust Deed recorded September 22, 1978 in book M-78 at page 21010. This trust deed was assigned by instrument, recorded November 13, 1978 in Book M-78 at page 25492. This

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

Trust Deed is being assumed and GRANTEE'S HEREIN AGREE TO ASSUME AND
PAY IN FULL. (OVER F

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 \$ 12,950.00 *

Dated this 4 day of APRIL, 19 79

William E. Chilcote
WILLIAM E. CHILCOTE

STATE OF OREGON, County of KLAMATH) ss.

on this date, April 4, 19 79 personally appeared the above named
William E. Chilcote and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/21/79

Notary Public for Oregon

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)

CHILCOTE

TO

FURAR

After Recording Return to: TA DONNA
SEND TAX STATEMENTS TO:

5421 gatewood dr
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 _____ Title
Deputy

continued from front:

over the following described property:
Beginning at the most Northerly corner of Lot 1; thence Southwesterly along the boundary line between Lots 1 and 2, to an iron pin which is the most Westerly corner of said Lot 1; thence Southeasterly along the Southwesterly line of Lot 1, a distance of 20 feet; thence Northeasterly parallel with the boundary line between Lots 1 and 2, to a point on the Northeasterly boundary line of Lot 1, that is 20 feet Southeasterly from the point of beginning; thence Northwesterly along the Northeasterly boundary line of Lot 1, a distance of 20 feet to the point of beginning.

7431

STATE OF OREGON; COUNTY OF Klamath; ss.

Filed for record at request of Transamerica Title Co.

4th day of April

A. D. 1979 at 3:26'clock PM, and

Deeds

on Page 7430

Wm D. MILNE, County Clerk

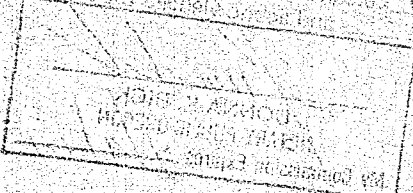
Fee: \$6.00

By *Seanechax Hetsch*

09.022.11

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