

65230

38-17086
WARRANTY DEED (INDIVIDUAL)Vol. ^m 79 Page 7802

LEE G. TROUTMAN and ELLEN J. TROUTMAN, husband and wife

WILLIAM L. BEDFORD and SUSAN J. BEDFORD, husband and wife, hereinafter called grantor, convey(s) to

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

SEE EXHIBIT A ATTACHED

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
covenants, easements, restrictions, regulations, and rights of way of record.

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 \$ 9,000.00 .*

Dated this 19th day of March, 19 79.

Lee G. Troutman

Lee G. Troutman

Ellen J. Troutman

Ellen J. Troutman

STATE OF OREGON, County of DOUGLAS) ss.

March 19

LEE G. TROUTMAN and ELLEN J. TROUTMAN, husband and wife, 19 79 personally appeared the above named
instrument to be their voluntary act and deed and acknowledged the foregoing

Before me:

Mary J. Myhre

Notary Public for Oregon

My commission expires: 1-31-83

- * 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)

BEDFORD

TO

TROUTMAN

After Recording Return to:
MAIL TAX STATEMENTS TO:Mr. & Mrs. William L. Bedford
29981 Hawkhill Rd.
Vista, CA 92083

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.

Title

By _____

Deputy

EXHIBIT 'A'

7803

DESCRIPTION

PARCEL 1

A portion of Lot 17, Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of said Lot 17, said point being East 540 feet from the Southwest corner of said Lot 17; thence continuing South $89^{\circ} 59' 20''$ East 540 feet to a point; thence North $1^{\circ} 23' 26''$ East to the Southerly right of way line of Red Fir Lane; thence Northwesterly along said Southerly right of way line to a point due East of a point North $1^{\circ} 23' 26''$ East 750 feet and East 540 feet from the Southwest corner of said Lot 17; thence West to that point North $1^{\circ} 23' 26''$ East 750 feet and East 540 feet from the Southwest corner of said Lot 17; thence South $1^{\circ} 23' 26''$ West 750 feet to the point of beginning.

PARCEL 2

A portion of Lot 17, Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 17; thence North along the West line of said lot 750 feet; thence East 540 feet; thence South $01^{\circ} 23' 26''$ West 750 feet to the South line of said Lot 17; thence West along the South line of said Lot 17, 540 feet to the point of beginning, ALSO known as Lot 17D, Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 9th day of April A. D. 1979 at 3:26 o'clock PM., an
only recorded in Vol. M79, of Deeds on Page 7802

Wm D. MILNE, County Clerk

By Bernetha M. Hetsch

Fee \$6.00