

04-11563 38-18316

65538

- WARRANTY DEED -

Vol. 79 Page 8325

PATRICIA WRIGHT, Grantor, conveys and warrants to CHARLES P. GALLAGHER and PATRICIA R. GALLAGHER, husband and wife, GRANTEES, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of the SW 1/4 NW 1/4 of Section 23, Twp. 39 S. R. 8 E.W.M., described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant Southwest corner of said line of Highway 377.9 feet from the intersection of said line and the East line of said SW 1/4 of NW 1/4; thence Southwest corner of property herein conveyed; thence North 35° West a distance of 400 feet; thence Northeastly and parallel to the said line of Highway, to the North line of the SW 1/4 of NW 1/4; thence Easterly along the North line of the SW 1/4 of Section 23, to a point North 35° West of the point of beginning, said point being the Northwest corner of the property conveyed to Willard L. Johnson et al by deed recorded on page 136 of Volume 323 of Deeds; thence South 35° East along the Southwesterly line of said Johnson property to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Easement, including the terms and provisions thereof, recorded April 26, 1926, in Book 69, page 495, in favor of California Oregon Power Company, a corporation, for electric transmission lines and (2) other easements and rights of way of record or apparent on the land.

The true and actual consideration for this transfer is Forty-Seven Thousand Two Hundred Fifty and no/100ths (\$47,250.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

Klamath First Federal, 540 Main St.

Dated this 12 day of April, 1979.

STATE OF OREGON

County of Klamath

SS April 12, 1979

Personally appeared the above-named PATRICIA WRIGHT and acknowledged the foregoing instrument to be her voluntary act.

Before me:



Susan K. Karsch
Notary Public for Oregon
My Commission Expires: 2-6-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 16th day of April A.D., 1979, at 4:28 o'clock P.M., and duly recorded in Vol. 79 of Deeds on Page 8325.

FEE \$3.00

WM. D. MILNE, County Clerk
By Bernetha A. Smith Deputy