

65932

WARRANTY DEED (INDIVIDUAL)

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LARRY N. TOLBERT and LAUREN M. TOLBERT, husband and wife

DONALD L. JARED and LAURA M. JARED, husband and wife

of KLAMATH, State of Oregon, described as:

SEE ATTACHED "EXHIBIT A"

SUBJECT TO: 1. Regulations for the City of Klamath Falls.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated 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 \$ 29,000.00

Dated this 20th day of APRIL, 19 79.

LARRY N. TOLBERT

LAUREN M. TOLBERT

STATE OF OREGON, County of KLAMATH) ss.

on this date, April 20, 19 79, personally appeared the above named Larry N. Tolbert & Lauren M. Tolbert, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/1/81

- * 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)

TOLBERT
TO

JARED

After Recording Return to: AND SEND
TAX STATEMENTS TO:Mr. & Mrs. Donald L. Jared
826 N. Whitney
Klamath Falls, OR 97601

STATE OF OREGON,

County of

I certify that the within instrument was received for record
on the day of 19at 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

8973

The following described real property situate in the County of Klamath, State of Oregon, being portions of Lots 2 and 3, Block 16, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron pin set on the Northwesternly line of said Lot 3; said pin being South $51^{\circ} 01' 18''$ East, 60.00 feet and North $38^{\circ} 42' 11''$ East, 119.31 feet from the $\frac{3}{4}$ " iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence continuing North $38^{\circ} 42' 11''$ East a distance of 69.53 feet to a $\frac{1}{2}$ " iron pin on the Northwesternly line of said Lot 2; thence leaving said Northwesternly line, South $51^{\circ} 17' 49''$ East a distance of 60.00 feet to a $\frac{1}{2}$ " iron pin; thence South $38^{\circ} 42' 11''$ West a distance of 50.00 feet to a $\frac{1}{2}$ " iron pin; thence North $51^{\circ} 17' 49''$ West a distance of 5.18 feet to a $\frac{1}{2}$ " iron pin; thence South $38^{\circ} 42' 17''$ West a distance of 19.77 feet to a $\frac{1}{2}$ " iron pin; thence North $51^{\circ} 02' 47''$ West a distance of 54.81 feet to the point of beginning.

EXCEPTING THEREFROM

Beginning at a $\frac{1}{2}$ " iron pin set on the Northwesternly line of said Lot 2; said pin being South $51^{\circ} 01' 18''$ East, 60.00 feet and North $38^{\circ} 42' 11''$ East, 188.84 feet from the $\frac{3}{4}$ " iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence South $51^{\circ} 17' 49''$ East 60.00 feet to a $\frac{1}{2}$ " iron pin; thence South $38^{\circ} 42' 11''$ West 6.2 feet to a point; thence Northwesternly in a straight line to a point on the Northwesternly line of said Lot 2, said point being 8.1 feet Southwesterly from the point of beginning; thence North $38^{\circ} 42' 11''$ East 8.1 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss. ~~ss. _____~~

Filed for record at request of Transamerica Title Co.

this 20th day of April A. D. 19 79 at 3:49 clock P.M.

fully recorded in Vol. 179, of Deeds on Page 8972

Wm D. MILNE, County

By Bernetha D. Helch

Fee \$6.00