

20866152

WARRANTY DEED

Vol. 79 Page 9305

KNOW ALL MEN BY THESE PRESENTS, That Gladys T. Adams

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth Earl Kurz and Lae Lonnie Rae Kurz, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 125,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of April, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Gladys T. Adams

STATE OF OREGON,

County of Klamath

April 24, 1979

STATE OF OREGON, County of) ss.

Personally appeared

Personally appeared the above named

Gladys T. Adams

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Gladys T. Adams

GRANTOR'S NAME AND ADDRESS

Kenneth Earl Kurz and Lae Lonnie Rae Kurz
3223 Dark Hollow Road
Medford, Oregon 97501

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 1979, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

DESCRIPTION
A tract of land situated in the S $\frac{1}{2}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described in Deed Volume M72, page 1623, as recorded in the Klamath County Deed Records, which is North 12° 14' 37" West, 536.95 feet from the South quarter corner of said Section 1; thence North 03° 24' West, along the Westerly line of said land, 83.2 feet; thence North 23° 39' 30" East, along the Westerly line of that tract of land described in Deed Volume M72, page 1625, said Deed Records, 577.61 feet to the Southerly right of way line of State Highway No. 140; thence North 46° 09' West along said right of way line, 200.00 feet; thence South 43° 51' West, 50.00 feet; thence South 20° 27' 53" West, 679.84 feet to a point that bears North 67° 44' West from the point of beginning; thence South 67° 44' East, 205.00 feet to the point of beginning, with bearings based on Recorded Survey No. 625, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Right of way for transmission and distribution of electricity and incidentals 10 feet wide, along South Sixth Street, as conveyed to California Oregon Power Company by Deed recorded May 22, 1926 in Volume 69, page 577, Deed Records of Klamath County, Oregon.
5. Right of way for one anchor and guy and incidentals as conveyed to Pacific Power and Light Company by instrument recorded July 22, 1966 in Volume M66, page 7435, Microfilm Records of Klamath County, Oregon. (General Location)
6. Right of way 3 feet wide, along South Sixth Street for the overhang of electric transmission and distribution lines and incidentals and a permanent easement, variable in width and adjacent to and southerly of said three foot strip, for slopes and irrigation as conveyed to Pacific Power and Light Company by instrument recorded July 27, 1973 in Volume M73, page 9712, Microfilm Records of Klamath County, Oregon.
7. Limited access provisions contained in Deed to the State of Oregon by and through its Department of Transportation, Highway Division recorded July 27, 1973 in Volume M73, page 9718, Microfilm Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the Highway other than expressly therein provided for shall attach to the abutting property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Mountain Title Co.
this 25th day of April A. D. 1979 at 9:57 o'clock AM., and
fully recorded in Vol. M79, of Deeds on Page 9305

Fee \$6.00

W. D. MILNE, County Clerk

By Bernetha H. Hetch