

18391-1-D

66298

WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 9563

JERRY O. ANDERSON and PEGGY J. ANDERSON, husband and wife

DAVID COX and DIANA COX, husband and wife

hereinafter called grantor, convey(s) to

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

A parcel of land situated in Lots 6 and 7, Block 48, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 5/8" iron pin marking the most Southerly corner of Lot 6, Block 48, of said Buena Vista Addition; thence North 47° 59' 30" East along the Easterly line of said Lot 6, 59.28 feet to a 1/2" iron pin; thence North 55° 14' 49" West 127.56 feet to a 1/2" iron pin on the Westerly line of said Lot 7; thence South 17° 43' 55" West along the Westerly line of said Lot 7, 76.42 feet to a 5/8" iron pin marking the Southwest corner of said Lot 7; thence South 64° 45' 58" East along the Southerly line of said Lot 7, 92.90 feet to the point of beginning.

SUBJECT TO: 1. Regulations for the City of Klamath Falls. 2. An easement created by instrument recorded June 12, 1930, in Book 91 at page 353 in favor of the city of Klamath Falls for sewer across the Southerly portion of said property. 3. An easement recorded September 23, 1930 in book 93 at page 61 in favor of the City of Klamath Falls for sewer across the Southerly portion of said property. 4. An easement recorded November 21, 1978 in book M-78 at page 26319 in favor of Jerry O. Anderson and Peggy J. Anderson for operating a Sanitary Sewer line.

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 \$ 44,500.00.

Dated this 26 day of APRIL, 19 79.

Jerry O. Anderson  
JERRY O. ANDERSON

Peggy J. Anderson  
PEGGY J. ANDERSON

STATE OF OREGON, County of KLAMATH ) ss.

on this date, April 26, 19 79 personally appeared the above named Jerry O. Anderson & Peggy J. Anderson, husband and wife and acknowledged the foregoing instrument to be their 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)

ANDERSON

TO

COX

After Recording Return to: **TA DONNA**  
SEND TAX STATEMENTS TO:  
Mr. & Mrs. David Cox  
2211 Angle  
Klamath Falls, Oregon 97601

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 27th day of April, 19 79 at 10:36 o'clock A M. and recorded in book M79 on page 9563 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Donna K. Rick

Deputy

Fee \$3.00

79 APR 27 PM 10 36