

66568

WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 10026

T/A 38-18144-M

BARRY W. PURNELL and WENDY S. PURNELL, and BARRY W. PURNELL, JR. and
BRIAN G. PURNELL
WILLIAM B. HUNT, hereinafter called grantor, convey(s) to

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

See attached Exhibit "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown on attached exhibit "A"

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 \$ 43,500.00.

Dated this 23rd day of April, 19 79.

Barry W. Purnell
Wendy S. Purnell
Brian G. Purnell
Barry W. Purnell, Jr.
Attorney in fact

STATE OF OREGON, County of Klamath

Barry W. Purnell
Wendy S. Purnell
Brian G. Purnell
Barry W. Purnell, Jr.
Attorney in fact

On this 23rd day of April, 19 79, personally appeared the above named
BARRY W. PURNELL and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me:

Harlene I. Addington
 Notary Public for Oregon

My commission expires: March 22, 1981

- * 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)

Purnell
TO
Hunt

After Recording Return to:
 William B. Hunt
 3441 Summers Lane
 Klamath Falls, Oregon 97601
 Taxes: Dept. of Veterans' Affairs
 1225 Ferry St. S. E.
 Salem, Oregon 97630

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.

By _____ Title _____
 Deputy

EXHIBIT "A"

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the intersection of the East boundary of Summers Lane and the centerline of Denver Avenue, said point being South 0° 13½' East a distance of 1661.9 feet and South 89° 58' East a distance of 30.0 feet (South 0° 13½' East a distance of 1662.5 feet and North 89° 44½' East a distance of 30.0 feet by recorded legal description) from the Northwest corner of said Section 11; thence North 0° 13½' West along the East boundary of Summers Lane a distance of 131.25 feet to an iron pin; thence South 89° 55½' East (North 89° 47' East by recorded legal description) parallel with the North boundary of the N $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11 a distance of 190.5 feet, more or less, to the centerline of K.I.D. Drain Ditch 1-C-9-A; thence South 0° 13½' East (South 0° 07' East by recorded legal description) along the centerline of said Drain Ditch and parallel with the centerline of Summers Lane a distance of 131.15 feet to the centerline of Denver Avenue; thence North 89° 58' West (South 89° 44½' West by recorded legal description) a distance of 190.5 feet, more or less, to the point of beginning, less K.I.D. Drain Ditch right of way along the East boundary of the above described tract of land.

EXCEPTING THEREFROM a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 2. Regulations, including levies, liens, assessments rights of way and easements of the South Suburban Sanitary District. 3. Rights, as set forth in deed from George H. Burton and Sarah Burton, husband and wife, to A. Imig, recorded January 3, 1931 in Book 92 at page 273, Deed Records of Klamath County, Oregon, as to joint use of irrigation ditch conveying water from the canal. 4. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways. 5. An easement recorded February 5, 1959 in Book 309 at Page 415 in favor of Grantors for Roadway along the West side of the right of way of Klamath Irrigation District Drainage Ditch above referred to.

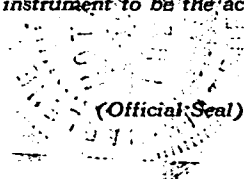
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 23rd day of April, 1979 personally appeared BARRY W. PURNELL, who, being duly sworn (or affirmed), did say that he is the attorney in fact for WENDY S. PURNELL, BARRY W. PURNELL, JR. and BRIAN G. PURNELL and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principals.



Before me:

Harlene P. Aldington
(Signature)

My Commission Expires March 22, 1981

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of May A.D., 1979 at 3:49 o'clock P.M., and duly recorded in Vol. M79 of Deeds on Page 10026.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Bernice H. Hetsch* Deputy