

18496-6-0
66706

WARRANTY DEED (INDIVIDUAL)

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SHIRLEY F. HILYARD

, hereinafter called grantor, convey(s) to

CLARENCE H. NEWHALL

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

SEE ATTACHED EXHIBIT A

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
THOSE STATED ON 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 \$ 10,500.00.*

Dated this 04 day of MAY, 19 79

STATE OF OREGON, County of Klamath) ss.

Shirley F. Hilyard May 4, 19 79 personally appeared the above named
instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

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)

HILYARD
TO
NEWHALLAfter Recording Return to: T/A DONNA
SEND TAX STATEMENT TO:
Mr. Clarence Newhall

Klamath Falls, Oregon 97601

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

10240

Commencing at the most Northerly corner of Lot 1, Block 1, of HILYARD TRACTS, in the County of Klamath, State of Oregon; thence Southeasterly along the Northeasterly line of said Lot 1, 105.5 feet; thence at right angles 100 feet, more or less, to the Westerly line of said Lot 1; thence following said Westerly line of said Lot 1 in a Northwesterly direction 125 feet, more or less, to the most Northwesterly corner of said Lot 1; thence North-easterly on said Lot line 38.2 feet, more or less, to the place of beginning.

SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon in Deed Volume M-71 at page 9890, Microfilm Records of Klamath County, Oregon.

SUBJECT TO: Regulations of the City of Klamath Falls.

Regulations of Enterprise Irrigation District.

Regulations of the South Suburban Sanitary District.

Reservations and restrictions contained in Warranty Deed dated November 6, 1942, recorded December 2, 1942 in Book 151 at page 399.

An Easement Dated November 6, 1942, Recorded December 2, 1942, in book 151 at page 399, for an easement for road purposes across the Northwesterly portion of herin described property.

Limited access in deed to State of Oregon recorded on September 17, 1971 in Book M71 at page 9890.

An easement dated September 14, 1971, recorded September 17, 1971 in Book M71 at page 9890, in favor of State of Oregon, by and thru its State Highway Commission, for Irrigation facilities and slopes.

An easement dated August 10, 1971 recorded September 17, 1971 in Book M71 at page 9888 in favor of Pacific Power and Light Company, for a 3 foot wide easement for overhang of electric transmission line.

Grantor reserve a easement for ingress and egress across the Northwesterly boundry of the above described property being 30 feet in width.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 4th day of May A. D. 1979 at 3:26 clock PM., and
fully recorded in Vol. M79, of Deeds on Page 10239

Wm D. MILNE, County Clerk

By Bernetha H. H. H. H.

Fee \$6.00