

19080-0-D

68615

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 79 page 13395

CHARLES F. ZIEGLER and GERALDINE P. ZIEGLER, husband and wife  
hereinafter called grantor, convey(s) to  
GEORGE M. SCOTT  
all that real property situated in the County  
of KLAMATH, State of Oregon, described as:

SEE ATTACHED

SUBJECT TO: Regulations to the City of Klamath Falls,  
Regulations of Klamath Irrigation District.  
Reservations recorded August 1, 1927, in book 77  
@ page 281, deed records of Klamath County.  
Reservations recorded December 27, 1929 in book  
89 @ page 480, deed records of Klamath County.  
Reservations recorded August 2, 1961 in book 331  
@ page 361, deed records of Klamath County.  
Clearance Easement dated March 3, 1965, recorded  
March 26, 1965 in book 360 @ page 335, deed records  
in favor of United States of America.

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 \$ 15,000.00.

Dated this 7 day of June, 1979.

Charles F. Ziegler  
Geraldine P. Ziegler

STATE OF OREGON, County of KLAMATH ss.

June 7, 1979 personally appeared the above named  
Charles F. Ziegler & Geraldine P. Ziegler and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Donna K. Rick  
NOTARY PUBLIC-OREGON  
My Commission Expires 7/21/83

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)

ZIEGLER  
TO  
SCOTT

After Recording Return to: T/A DONNA  
SEND TAX STATEMENTS TO:

Mr. Scott

2903 Altamont  
Klamath Falls, OR  
97601

STATE OF OREGON,

ss.

County of

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title  
By Deputy

13396

All that part of the North one-half of Tract 30, and all that part of Tracts 31 and 32 of ALTAMONT SMALL FARMS in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of a line parallel with and distant 100 feet Southwesterly measured at right angles from the center line of the main track of the railway of the Great Northern Railway Company as now located and constructed, said center line being more particularly described as follows:

Beginning at a point on the Northerly boundary of said Section 15, distant 412.2 feet Easterly from the Northwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of  $41^{\circ} 02'$  with said Northerly boundary, a distance of 6,629.8 feet, more or less, to an intersection with the Easterly boundary of said Section 15, at a point distant 926.4 feet Northerly from the Southeast corner thereof.

SAVING AND EXCEPTING from the above described premises, that portion thereof conveyed by the Great Northern Railway Company to Klamath County, a political subdivision of the State of Oregon, by deed dated October 12, 1942, recorded September 11, 1944 in Book 168 at page 557, Deed Records of Klamath County, Oregon.

FURTHER EXCEPTING all that part of Tracts 30, 31 and 32 of ALTAMONT SMALL FARMS lying between the Southwesterly right of way line of the Great Northern Railway Company and a line parallel with and distant 25 feet Southwesterly, measured at right angles, from said Southwesterly right of way line.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

is 7th day of June A. D. 1970 at 3:10 o'clock P. M., on

and recorded in Vol. 179, of Deeds, on Page 13395

Wm D. MILNE, County Clerk

By Burchard Hilich

Fee \$6.00