

69212

WARRANTY DEED

Vol. 79 Page 14383

KNOW ALL MEN BY THESE PRESENTS, That
LORRAINE E. LATTIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HENRY C. ANCHONDO, as sole and separate property, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See the attached Exhibit "A" and by this reference made a part hereof.

SUBJECT, however, to the following:

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. Reservations and restrictions as contained in plat dedication of Woodland Park: "Subject to: (1) a public utility easement 16 feet in width along the back and sideline of all lots except on the interior lots where said 16-foot easement will be centered on the back and sidelines; (2) a 20-foot building set-back along the front of all lots; (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

(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
noted of record as of the date of this deed and 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 \$ 2,700.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole or part of the 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 6 day of JUNE, 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.

STATE OF CALIFORNIA

COUNTY OF

On

said State, personally appeared

known to me to be the person whose name is

subscribed to the within instrument and acknowledged to me
that SHE executed the same.

WITNESS my hand and official seal.

Signature

Name (Typed or Printed)



OFFICIAL SEAL
Johnnie Thomas Jr.
NOTARY PUBLIC - CALIFORNIA
BOND FILED
IN SANTA CRUZ COUNTY
MY COMMISSION EXPIRES NOV. 23, 1982

(OFFICIAL SEAL)

Lorrain E. Lattin
2905 Canada Blvd
Glendale, CA 91208
GRANTOR'S NAME AND ADDRESS

Henry C. Anchondo
2407 South San Antonio
Pomona, CA 91766
GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry C. Anchondo
2407 South San Antonio
Pomona, CA 91766
NAME, ADDRESS, ZIP

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

Henry C. Anchondo
2407 South San Antonio
Pomona, CA 91766
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 19

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
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

279 JUN 19 AM 11 04

EXHIBIT "A"
DESCRIPTION

14384

Lot 3 in Block 6 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 19th day of June

A. D. 19 79 at 11:04 o'clock A.M., and

first recorded in Vol. 179, of Deeds on Page 4383

Wm D. MILNE County Clerk

By Bernetha Kelsch

Fee \$6.00