

70158

WARRANTY DEED (INDIVIDUAL)

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ROBERT T. MORRIS.

hereinafter called grantor, convey(s) to

GARY HUTCHISON and SHARAN HUTCHISON, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a one-half inch iron rod on the Easterly section line of said Section 7, from which the one-quarter corner common to Sections 7 and 8 bears South 00° 35' 57" East 1504.96 feet; thence South 89° 28' 55" West 1279.11 feet, leaving said section line, to a one-half inch iron rod; thence North 00° 11' 38" West 157.15 feet to a one-half inch iron rod; thence North 89° 28' 55" East 1278.00 feet to a one-half inch iron rod on said section line; thence along said section line South 00° 35' 57" East 157.15 feet to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown 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 \$ 22,500.00

Dated this 25th day of June, 1979

STATE OF OREGON, County of Deschutes ss.

June 27  
Persons

1979 personally appeared the above named and acknowledged the foregoing

instrument to be THEIR voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 9/1/79

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)

TO

After Recording Return to: SP Sand

Tax Statements To:

Mr. & Mrs. Gary Hutchison  
12626 Avenida De Espada  
Poway, Calif. 92064

STATE OF OREGON.

County of \_\_\_\_\_

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'

- 1) Right of way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife to California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953 in Book 262 at page 641, Deed Records.
- 2) Reservations of Oil and Minerals, including the terms and provisions thereof, as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Book 356 at page 42, Deed Records.
- 3) Subject to an unrecorded fencing agreement between William L. Rawn Sr. and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968 in Book M-68 at page 7416, Microfilm Records.
- 4) An easement created by instrument, dated March 10, 1976, recorded March 19, 1976 in Book M-76 at Page 3991.
- 5) An easement created by instrument, recorded June 13, 1978, in Book M-78 at Page 12560.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 5th day of July A. D. 1979 at 3:36 clock P.M., andfully recorded in Vol. 5179, of Deeds on Page 15956

Fee \$6.00

Wm D. MILNE, County Clerk

By Bernetha DeLoach