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8-19310-8 Vol. 79 Page 16685

WARRANTY DEED (INDIVIDUAL) Vol. 79 Page 16685
JACK D. GANN and JOYCE M. GANN, Husband and wifeDONALD A. AMBERS and JANET E. AMBERS, hereinafter called grantor, convey(s) to
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
see 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 \$ 7,500.00

Dated this 10th day of July 19 79

JACK D. GANN
JOYCE M. GANNSTATE OF OREGON, County of Klamath
On this 13th day of July, 19 79
JACK D. GANN and JOYCE M. GANN
instrument to be their voluntary act and deed.Before me:
Susan P. Patte
Notary Public for Oregon
My commission expires: 11/2/82

- 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/whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Mr. & Mrs. Donald A. Ambers
2235 Harder
Klamath Falls, Oregon
97601

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"

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, 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 a point which lies South 89° 42' West, a distance of 540 feet from the iron pin on the Westerly line of RIVERVIEW ADDITION, which is the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5; thence South 00° 18' East parallel to the West line of said RIVERVIEW SUBDIVISION, 227.50 feet to the true point of beginning; thence South 00° 18' East, parallel to the West line of said RIVERVIEW SUBDIVISION, 227.50 feet; thence South 89° 42' West, parallel to the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5, 768 feet, more or less, to the West line of said Section 5; thence North 00° 06' East 227.50 feet; thence North 89° 42' East 764.8 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM a perpetual non-exclusive roadway easement along the Southerly 10 feet of the above described property.

SUBJECT TO:

1) Easement for electric power transmission line, including the terms and provisions thereof, dated May 14, 1956, recorded June 19, 1952 in Book 255 at page 303, Deed Records, in favor of The United States of America and Quitclaimed by The United States of America to The California Oregon Power Company by instrument recorded April 12, 1954 in Book 266 at page 316, Deed Records. 2) An easement created by instrument, including the terms and provisions thereof, dated November 4, 1974, recorded December 6, 1974, Book M-74, Page 15582 in favor of Pacific Northwest Bell Telephone Company (Parallel with the East boundary line)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 16th day of July A. D. 19 79 at 10:48 clock AM., and

duly recorded in Vol. M79, of Deeds on Page 16685

W. D. MILNE, County Clerk

By Bernetha Holbrook

Fee \$6.00