

BRUCE L. WOLFRUM and MARTELLA FAYE WOLFRUM, husband and wife  
hereinafter called grantor, convey(s) to  
LEONARD S. HUMPHREY and EVELYN L. HUMPHREY, husband and wife  
all that real property situated in the County  
of Klamath, State of Oregon, described as:

## EXHIBIT 'A'

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

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 \$ 142,500.00.

Dated this 16th day of July, 19 79.

Bruce L. Wolfrum  
Martella Faye Wolfrum

STATE OF OREGON, County of Klamath ) ss.

DATED ON THIS 17<sup>th</sup> DAY OF JULY, 19 79 personally appeared the above named  
Bruce L. Wolfrum and Martella Faye Wolfrum and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Marlene V. Addington  
Notary Public for Oregon  
My commission expires: March 22, 1981

\* 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:

Mr. & Mrs. Leonard Humphrey  
7767 Skyline Drive  
City, 97601

Send Tax Statements To:  
1st Federal Sth Assn.  
540 Main St., City, 97601

STATE OF OREGON, )

) ss.

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 portion of Lot 13 HOMEDALE SUBDIVISION, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron axle marking the most Easterly corner of Lot 14, HOMEDALE SUBDIVISION, and being on the Southwesterly boundary of Walton Drive; thence North 43° 21' 40" West along said Walton Drive 582.3 feet to the point of beginning; said point being the most Northerly corner of the parcel conveyed to Homer Koertje, et ux., by Deed recorded in M-71 at page 238, Deed Records, Klamath County, Oregon; thence South 43° 21' 40" East along Walton Drive 235.3 feet; thence South 46° 22' 20" West 90 feet to the Southwesterly line of said Koertje parcel; thence North 43° 21' 40" West along said Koertje parcel 164.1 feet more or less to the Southwesterly corner thereof; thence North 8° 06' 40" East along said Koertje parcel 115.1 feet to the point of beginning.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, recorded April 26, 1971 in Book M-71 at Page 3663.
4. An easement created by instrument, recorded July 12, 1971 in Book M-71 at Page 7253.
5. Mortgage, recorded March 5, 1976 in Book M-76 at Page 3142, to Klamath First Federal Savings and Loan Association, which the Grantees herein agree to assume and pay.
6. Trust Deed, recorded August 21, 1978 in Book M-78 at Page 18507, to Citizens Savings and Loan Association, which the Grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 18th day of July A. D. 1978 at 10:37 o'clock A. M., and  
 duly recorded in Vol. M79, of Deeds on Page 6994

Wm D. MILNE, County Clerk

Fee \$6.00

*Barbara Hetch*