

71429

WARRANTY DEED (INDIVIDUAL)

Vol. 71 Page 17503

JEROME M. BUSHEY AND KATHERINE A. BUSHEY, husband and wife

BRIAN L. SOUTHBY AND MELODY SOUTHBY, husband and wife

all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE REVERSE SIDE FOR DESCRIPTION

SUBJECT TO: Taxes for the year 1979-80 are now a lein but not yet due and payable.

Regulations to the City of Klamath Falls.

Regulations to Enterprise Irrigations District.

Regulations of South Suburban Sanitary District.

Reservations recorded April 11, 1947 in book 204 @ page 485.

Trust Deed dated December 15, 1978, recorded December 18, 1978 in book M-78 @ page 28163, which is to assumed by the Grantees who agree to assume and to pay in full.

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

that which is 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 \$ 44,000.00.

Dated this 27 day of July, 19 79.

Jerome M. Bushey
JEROME M. BUSHEY
Katherine A. Bushey
KATHERINE A. BUSHEY

STATE OF OREGON, County of KLAMATH) ss.

27 DAY OF JULY, 1979 personally appeared the above named Jerome M. Bushey and Katherine A. Bushey and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
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)

BUSHEY

TO

SOUTHBY

After Recording Return to: T/A Donna

SEND TAX STATEMENTS TO:

same as know listed

STATE OF OREGON,)

County of _____) ss.

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 _____ Deputy

All that portion of Lot 72, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 72 of FAIR ACRES SUBDIVISION NO. 1; thence East along the North line of said Lot 72 a distance of 335 feet to a point; thence South on a line parallel to the West line of said Lot 72 a distance of 130 feet to a point; thence West on a line parallel to the North line of said Lot 72 a distance of 335 feet to the West line of said Lot 72; thence North along the West line of said Lot 72 a distance of 130 feet to the point of beginning.

ALSO all that portion of Lot 73, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 73 of said FAIR ACRES SUBDIVISION NO. 1, running thence North 38.1 feet; thence South 78° 51' East 195.8 feet along Southerly right of way of the Enterprise Irrigation Canal; thence West along the South side of Lot 73 of Fair Acres Subdivision No. 1, 193.4 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet of all the herein described property, contained in Deed recorded December 15, 1963 in Book 349 at page 511, for the widening of Homedale Road.

STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 27 day of July A.D. 19 79
at 3:35 o'clock P M, and duly
recorded in Vol. M79 of Deeds
Page 17968

Wm D. MILNE, County Clerk

By Hazel Ingle Deputy

Fee \$6.00