

72515

T/A 38-19409-M

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 79 Page 19643

RICHARD H. BRUNELLE and DOROTHY L. BRUNELLE, Husband and Wife

DAVID M. PARKER and JUDITH W. PARKER, Husband and Wife

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 as shown on 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 \$ 38,000.00

Dated this 16th day of August, 19 79.

Richard H. Brunelle  
RICHARD H. BRUNELLEDorothy L. Brunelle  
DOROTHY L. BRUNELLE

STATE OF OREGON, County of Klamath ) ss.

On this 17th day of August, 19 79 personally appeared the above named Richard H. Brunelle and Dorothy L. Brunelle and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene P. Addington  
Notary Public for Oregon

My commission expires: 3-22-81

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 Tax Starts:  
Mr. & Mrs. David M. Parker  
8455 S.W. Rideaux Drive  
Portland, OR 97225

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

Deputy

19644

The Northerly 200 feet of that certain parcel of land situated in Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence West of South approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by deed dated May 23, 1936, approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning, being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by deed mentioned above.

EXCEPTING the Northerly 100 feet thereof.

SUBJECT TO:

1. Taxes for the year 1979-'80 are now a lien but not yet payable.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Rights of the public and of Governmental bodies in and to any portion of the herein described property lying below mean high water mark of Agency Lake.
4. An easement created by instrument, dated August 1, 1939, recorded September 27, 1939 in Book 124 at Page 510.
5. An easement created by instrument dated August 2, 1939, recorded September 27, 1939 in Book 124 at Page 509.
6. Terms and provisions in Land Status Report dated January 9, 1959, recorded January 9, 1959 in Book 308 at Page 439.
7. An easement created by instrument, dated April 4, 1960, recorded April 6, 1960 in Book 320 at Page 204.
8. Reservations recorded in Volume 306 at Page 304.
9. Reservations as disclosed by Land Status Report recorded Volume 311, Page 121.
10. Reservations as contained in Land Status Report recorded Volume 311, Page 136.
11. No timber shall be removed from the property except undergrowth.
12. There will be no mobile homes on the property
13. A house must be a minimum of 1500 square feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transcendental Title Co.  
 this 17th day of August A. D. 1970 at 1:18'clock P. M., on  
 duly recorded in Vol. 1170, of Books on Page 19643

Wm D. MILNE, County Clerk

By Therese A. Smith

Fee \$7.00