

K-31980

73864

-WARRANTY DEED-

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THELMA A. GUERIN, Grantor, conveys and warrants to GERALD N. MATHIAS, JR. and DEBORAH L. MATHIAS, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of Lot 8, Block 5, First Addition to Keno Whispering Pines, more particularly described as follows: Beginning at a 1/2" rebar on the Northerly right of way line of Pioneer Drive, from which a 5/8" rebar marking the Southwest corner of Lot 8, Block 5 bears West 215.31 feet; thence N. 00° 04' 48" E. 315.00 feet to a 1/2" rebar; thence East 215.09 feet to a 1/2" rebar; thence S. 00° 02' 24" W. 315.00 feet to a 1/2" rebar on the Northerly right of way line of Pioneer Drive; thence West 215.31 feet, along said right of way line, to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; (2) Liens and assessments contracts, water rights, proceeding, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be; (3) Building set-back lines as shown on the plat and in the dedication of First Addition to Keno Whispering Pines; (4) Declaration of conditions and restrictions for First Addition to Keno Whispering Pines, recorded August 29, 1968, in Volume M-68, page 7828, Deed Records of Klamath County, Oregon; (5) Easement and Pump Agreement, between Thelma A. Guerin and James R. Guerin, dated July 5, 1979, recorded July 5, 1979 in M79, page 15963, records of Klamath County, Oregon; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Seventeen Thousand Five Hundred and No/100ths (\$17,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Dept. of Veteran's Affairs, 1225 Ferry St., S. E. Salem, Oregon 97310
DATED this 12th day of September, 1979.

STATE OF OREGON)
County of Klamath) ss. September 12, 1979.

Personally appeared the above-named THELMA A. GUERIN and acknowledged the foregoing instrument to be her voluntary act. Before me:

Return to:
Grantees
P.O. Box 1645
Klamath Falls, Oregon
97601

Notary Public for Oregon
My Commission expires: 7/19/82

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of September A.D., 1979 at 2:38 o'clock P. M., and duly recorded in Vol. M79 of Deeds on Page 21770.

FEE \$3.50

WM. D. MILNE, County Clerk
By Bernice H. Holtsch Deputy