

CHARLES P. GALLAGHER and PATRICIA R. GALLAGHER, husband and wife

hereinafter called grantor, convey(s) to  
DAVID TROWBRIDGE and BETTY TROWBRIDGE, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant Southwesterly along said line of Highway 377.9 feet from the intersection of said line and the East line of said SW $\frac{1}{4}$  on NW $\frac{1}{4}$ ; thence Southwesterly along said line of Highway 100 feet to the Southwesterly corner of property herein conveyed; thence North 35° West a distance of 400 feet; thence Northeasterly and parallel to the said line of Highway, to the North line of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence Easterly along the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, to a point North 35° West of the point of beginning, said point being the Northwesterly corner of the property conveyed to Willard L. Johnson et ux., by Deed recorded on page 136 of Volume 323 of Deeds; thence South 35° East along the Southwesterly line of said Jonson property to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) An easement created by instrument, recorded April 26, 1926 in Book 69 at Page 495.  
2) Trust Deed, including the terms and provisions thereof, recorded \*\*\*  
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 \$ 50,000.00.

\*\*\* April 16, 1979 in Book M-79 at Page 8326, in favor of Klamath First Federal Savings & Loan Association, a corporation, which Trust Deed the Grantees herein agree to assume and pay.

Dated this 9th day of October, 19 79.

*Charles P. Gallagher*  
*Patricia R. Gallagher*

STATE OF OREGON, County of Klamath ) ss.

DATED ON THIS 12th DAY OF OCTOBER, 19 79 personally appeared the above named  
Charles P. Gallagher and Patricia R. Gallagher 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:  
Mr. & Mrs. David Trowbridge  
Rt 3 BOX 228  
KLAMATH FALLS, OREG.  
Send Tax Statements To:  
Klamath 1st Federal S&L  
540 Main Street, City, 97601

STATE OF OREGON, )  
 ) ss.  
County of Klamath )

I certify that the within instrument was received for record  
on the 12th day of October, 19 79,  
at 3:47 o'clock P. M. and recorded in book M79  
on page 24134 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
County Clerk Title  
By Bernetha Shetch Deputy

Fee \$3.50