

77024

WARRANTY DEED (INDIVIDUAL)

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27059

CHERYL SWETLAND

, hereinafter called grantor, convey(s) to

LESLIE R. JONES and EMMA L. JONES, husband and wife

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

see reverse side

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those mentioned on reverse side

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 \$ 45,000.00

Dated this 16th day of November, 19 79

Cheryl Swetland
CHERYL SWETLAND

STATE OF OREGON, County of Klamath) ss.

November 16, 19 79 personally appeared the above named Cheryl Swetland and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires: 2/4/81

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)

Swetland

TO

Jones

After Recording Return to:
Mr. and Mrs. Leslie Jones
4677 Denver
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry St., S.E.
Salem, OR 97310

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.

Title

By Deputy

EXHIBIT A

A piece or parcel of land situate in the North half of the Southeast quarter of the Northwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears South 89° 44½' West along the said roadway center line 1813.7 feet to a point in the West boundary of the said Section 11, and North 0° 13½' West 1662.5 feet to said section corner, and running thence North 0° 01' West 331.15 feet to a point in the Northerly boundary of the said North half of the Southeast quarter of the Northwest quarter of Section 11; thence North 89° 17' East along said boundary line 65.7 feet; thence South 0° 01' East 331.10 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89° 44½' West along said roadway center line 65.7 feet, more or less, to the said point of beginning.

EXCEPT THEREFROM that portion lying within the right of way of Denver Avenue.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Easements, reservations and restrictions contained in Deed form George H. Burton, et ux., to E. W. McKean, dated July 8, 1940, recorded January 28, 1944 in Book 161 at page 573, Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 16th day of November A. D. 1979 at 3:58 o'clock P. M., and

fully recorded in Vol. 479, of Deeds on Page 27059

Wm D. MILNE, County Clerk

By Bernetha J. Little

Fee \$7.00