

77628

T/A # M-38-20564-3

WARRANTY DEED (INDIVIDUAL)

Vol. 79

Page

28003

JOHN O. JACOBSON and MARTHA F. JACOBSON, husband and wife
 WILBUR B. THAYER and SALLY N. THAYER, husband and wife
 of Klamath, State of Oregon, described as: all that real property situated in the County

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
 REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
2. An easement, created by instrument, including the terms and provisions thereof, recorded May 22, 1926 in Book 69 at page 577.
3. Restrictions, including the terms and provisions thereof, listed in Warranty Deed recorded May 18, 1972 in Book M72 at page 5337, Microfilm Records, Klamath County, Oregon.
4. An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1972 in Book M72 at page 5339.

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

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 \$ 62,000.00.

Dated this 30th day of November, 19 79.

John O. Jacobson
Martha F. Jacobson

STATE OF OREGON, County of Klamath) ss.

On this 30th day of November, 19 79 personally appeared the above named
John O. Jacobson and Martha F. Jacobson and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Darlene L. Addington
 Notary Public for Oregon
 My commission expires: March 22, 1981

- * 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: \downarrow

Tax Statements To:

Mr. & Mrs. Wilbur B. Thayer
 P.O. Box Q
 City, 97601

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

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Hilyard Avenue, 30 feet Northerly at right angles from the center line of Hilyard Avenue, said point being North 0° 04' West a distance of 30 feet and North 89° 56' East a distance of 374.1 feet from the iron axle which marks the one-quarter corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, and thence continuing North 89° 56' East along the North line of Hilyard Avenue, a distance of 220.0 feet; thence North 0° 04' West a distance of 93.37 feet to the true point of beginning; thence South 81° 14' East a distance of 33.34 feet; thence North 43° 51' East a distance of 115.0 feet, more or less, to the Southwesterly right of way line of the Dalles California Highway; thence along said right of way line North 46° 09' West a distance of 121.0 feet; thence South 43° 51' West a distance of 200 feet, more or less, to a point North 81° 14' West 114.53 feet of the point of beginning; thence South 81° 14' East 114.53 feet, more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 3rd day of December A. D. 1979 at 3:47 o'clock P. M., and

duly recorded in Vol. 1179, of Deeds on Page 28003

Wm D. MILNE, County Clerk

Fee \$7.00

Bernetha Hatcher