

78457

WARRANTY DEED (INDIVIDUAL)

B-20725-6

Vol. <sup>m</sup> 79 Page 29280

ROBERT HUBBARD

hereinafter called grantor, convey(s) to

PETER A. KIRK and REBECCA A. KIRK, husband and wife

all that real property situated in the County

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  
SEE 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 \$ 52,500.00

Dated this 12th day of December, 1979.

Robert Hubbard

STATE OF OREGON, County of Klamath ) ss.

On this 12th day of December, 1979 personally appeared the above named  
Robert Hubbard and acknowledged the foregoing  
instrument to be: their voluntary act and deed.

Before me:

Susan C. Patzke

Notary Public for Oregon

My commission expires: 11/2/82

- \* 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. Peter A. Kirk  
4406 Bristol  
City, 97601Send tax statements to:  
Dept. of Veterans Affairs  
1225 Ferry. B.E.  
Baker, Oregon 97310Form No. 0-960  
(Previous Form No. TA 16)

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

A portion of the  $S\frac{1}{2}S\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}$  of Section 11, 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 the intersection of the South boundary of Bristol Avenue with the Easterly right of way line of the A-3-C lateral of the Klamath Irrigation District, which point is North  $89^{\circ} 38'$  East 596.76 feet and; thence South  $10^{\circ} 28'$  East 30.48 feet from the Northwest corner of said  $S\frac{1}{2}S\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}$  of said Section 11; thence North  $89^{\circ} 38'$  East along said South boundary of Bristol Avenue, a distance of 205.43 feet; thence South  $0^{\circ} 22'$  East 241.8 feet, more or less, to the Northeasterly boundary of said A-3-C lateral of the Klamath Irrigation District; thence North  $59^{\circ} 18'$  West along said Northeasterly boundary, a distance of 172.62 feet; thence Northwesterly along the arc of a circle to the right, the radius of which circle is 87.5 feet and the long chord of which bears North  $34^{\circ} 53'$  West 72.34 feet; thence North  $10^{\circ} 28'$  West along said Northeasterly boundary, a distance of 94.58 feet, more or less, to the point of beginning.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation Dist.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations contained in the deed from H.F. Exell, a single man, to Reinhold Klatt, et ux., recorded April 3, 1929 in Book 86 at page 216, Deed Records of Klamath County.
4. An easement created by instrument, including the terms and provisions thereof, recorded January 14, 1949 in Book: 228 Page: 61 in favor of The California Oregon Power Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 20th day of December A. D. 1979 at 3:58 clock P. M., and

fully recorded in Vol. 1179, of Deeds on Page 29280

Wm D. MILNE, County Clerk

By Bernetha Whitlock

Fee \$7.00