

78625

-WARRANTY DEED-

Vol. M79 Page 29538

DANIEL VERGES and BETTY VERGES, husband and wife, Grantors, convey and warrant to E. A. CAREY and BETTE CAREY, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: A portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, 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 a point in the North right of way line of The Dalles-California Highway, which lies North 89° 21' East a distance of 1158.8 feet, and North 0° 46' West a distance of 30 feet from an iron plug in the pavement, which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running thence North 89° 21' East along the North right of way line of said Highway 150 feet; thence North 0° 46' West 95 feet; thence South 89° 21' West, parallel with the North line of the Highway, 150 feet; thence South 0° 46' East 95 feet, more or less to the place of beginning.

PARCEL 2: A portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, 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 a point which lies North 89° 21' East a distance of 1308.8 feet and North 0° 46' West a distance of 125 feet from an iron plug in the pavement which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running thence North 0° 46' West 94.4 feet, more or less, to the Southeast corner of Tract No. 86, of Pleasant Home Tracts No. 2; thence South 89° 21' West along the South line of said Tract No. 86, 150 feet; thence South 0° 46' East 94.4 feet; thence North 89° 21' East 150 feet to the place of beginning.

EXCEPT from the above described parcels that portion lying within the right of way of South 6th Street

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; (3) Regulations, including levies, liens assessments, rights of way and easement of the South Suburban Sanitary District; (4) An easement created by instrument, dated March 16, 1964, recorded March 24, 1964 in Book 351, page 661 in favor of State of Oregon, Highway Commission for permanent slope easements; (5) Indenture of Access, from State of Oregon, Highway Commission to Matilda Sari and Enzo C. Sari, dated July 24, 1967, recorded August 7, 1967 in Book M76 page 6087, Microfilm Records; (6) 1979-80 taxes are now a lien but not yet payable; (7) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Twenty Five Thousand and No/100ths (\$125,000.00) DOLLARS.

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

1. WARRANTY DEED

29539

Until a change is requested, all tax statements shall be
mailed to: E. A. Carey, 5327 So. 6th Street, Klamath Falls, Oregon

DATED this 14 day of December, 1979.

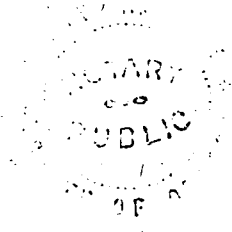
Daniel Verges
Betty Verges

STATE OF OREGON

County of Mult. } ss. December 14, 1979.

Personally appeared the above-named DANIEL VERGES and BETTY
VERGES, husband and wife, and acknowledged the foregoing instrument
to be their voluntary act. Before me:

Patricia A. Crose
Notary Public for Oregon
My Commission expires: 6-9-80



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of William P. Brandsness, Atty.

this 26th day of December A. D. 1979 at 4:33 o'clock P. M., and

fully recorded in Vol. 1179, of Deeds on Page 29538

Wm. D. MILNE, County Clerk

By Richard Hetsch

Fee \$7.00

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

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