

7438 208272 81027

WARRANTY DEED (INDIVIDUAL)

Vol. 80 Page 3497

Margaret A. Brandt who acquired title as Margaret A. Taylor
DOROTHY LANE and/MARGARET A. TAYLOR

JACK ULAM and CLARENCE R. WELLS Undivided $\frac{1}{2}$ interest each
hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

80 FEB 21 PM 4 04

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 \$ 25,000.00 *

Dated this 9th day of January, 19 80.

Margaret A. Brandt

Dorothy Lane

by: Margaret Brandt
ss. her Attorney in fact

STATE OF OREGON, County of Klamath

On this 31st day of January, 19 80 personally appeared the above named
DOROTHY LANE and MARGARET A. TAYLOR BRANDT
instrument to be THEIR voluntary act and deed. signed

Before me:

Charlene 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

STATE OF OREGON)
COUNTY OF Klamath) ss.

On this, the 21st day of February, 19 80 Personally appeared Margaret Brandt, who being duly sworn, did say that he/she is the attorney-in fact for Dorothy Lane, and that he/she executed the foregoing instrument by authority of and on behalf of said principal; and he/she acknowledged said instrument to be the act and deed of said principal.

BEFORE ME:

Charles Koestman
Notary public for Oregon

My Commission Expires: 8-27-83

All that portion of Lots 13 and 14, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the Westerly line of the Southern Pacific right of way 338.1 feet Southwesterly along the said line of right of way from its intersection with the Northerly line of Lot 13; thence Southerly along the said right of way line to the Southerly line of Section 34; thence West along the Section line 549.3 feet to a point bearing West 3133.3 feet from the Southeast corner of Section 34; thence North 107 feet, more or less to the Williamson River; thence Northeasterly along the Easterly bank of the Williamson River to a point bearing West from the point of beginning; thence East to the point of beginning.

SUBJECT TO: 1. An easement dated October 18, 1851, recorded October 24, 1951. 2. Recitals as shown in Deed from Blanche Wilson Jones, et vir to W. L. Burnes, et al, recorded March 15, 1961 in Deed Volume 328 at page 79. 3. Rights of the public in and to that portion of the above property lying within the limits of roads or highways. 4. Rights of the public and of governmental bodies in and to any portion of the above property lying below the high water mark of the Williamson River. 5. An easement created by instrument, including the terms and provisions thereof, recorded May 30, 1975 in Book M-75 at Page 6021.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transameric aTitle co.

this 21st day of February A. D. 1980 at 4:04 o'clock ^P M., on

July recorded in Vol. M80, of Deeds on Page 3497

Wm D. MILNE County Clerk

By Bernetha Helich

Fee \$7.00

Return to:
TA - 56th