

81031

7A-38-2167-2 WARRANTY DEED (INDIVIDUAL) Vol. 80 Page 3506

JACK ULAM

L. SCOTT CRENSHAW,

, hereinafter called grantor, convey(s) to

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. An easement created by instrument, including the terms and provisions thereof, recorded October 24, 1951 in Book 250 at page 511.
2. Recitals as shown in Deed recorded March 15, 1961 in Deed Volume 328 at page 79, including reservation of all subsurface rights, except water.
3. Rights of the public in and to that portion of the above property lying within the limits of roads and 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 March 30, 1975 in Book M75 at page 6021.
6. Deed of Trust, including the terms and provisions thereof, dated\*\*  
 and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 \*\*January 9, 1980, and recorded February 21, 1980 in Book M80 at page  
3499 in favor of Dorothy Lane and Margaret A. Brandt, which Deed of\*\*\*  
 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 \$ 12,500.00 .\*

\*\*\*Trust the Grantees herein does not assume and agree to pay and the Grantor herein holds Grantee harmless therefrom.

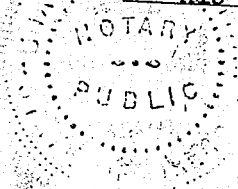
Dated this 15th day of February, 1980.

Jack Ulam

STATE OF OREGON, County of Klamath ) ss.

On this 21st day of February

Jack Ulam, 1980 personally appeared the above named instrument to be his voluntary act and deed. and acknowledged the foregoing



Before me:

Charles Kerotman

Notary Public for Oregon

My commission expires: 8-27-83

- \* 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:

TRANSAMERICA TITLE CO.  
 3940 So. 6th St.

TAXES: JACK ULAM  
 CHILOQUIV, OREGON

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_

Title

Deputy

An undivided 3/4 interest in and to the following described property:  
All that portion of Government Lots 13 and 14, Section 34,  
Township 34 South, Range 7 East of the Willamette Meridian, in  
the County of Klamath, State of Oregon, more particularly described  
as follows:

Beginning at the South one-quarter corner of said Section 34;  
thence South 89° 54' 15" East along the South line of said Section  
34, 38.2 feet more or less to the intersection of said line with  
the Westerly right of way line of the Southern Pacific Railroad;  
thence Northeasterly along said right of way line to the South-  
easterly corner of that property recorded in Volume M-75 at page 5304  
of the Official Deed Records of Klamath County, Oregon, said point  
being marked by a 5/8" iron pin; thence North 89° 55' 34" West along  
the South line of said parcel, 222.25 feet to a 5/8" iron pin witness  
corner; thence continuing North 89° 55' 34" West 7.0 feet more or  
less to the high water line of the Williamson River; thence South-  
westerly along said high water line to a point North of the point  
of beginning; thence South 3.0 feet more or less to a 5/8" iron pin  
witness corner; thence continuing South 561.04 feet to the point of  
beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 21st day of February A. D. 1980 at 4:04 <sup>P</sup> o'clock M., or  
fully recorded in Vol. M80, of Deeds on Page 3506

Wm D. MILNE, County Clerk

By Bernetha Shetch

Fee \$7.00