

81113

1A3P-21020-S

WARRANTY DEED (INDIVIDUAL)

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EDWIN M. PELSTER

HAROLD E. SIMMONS and F. ANN SIMMONS, hereinafter called grantor, convey(s) to husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

A portion of Lot 1, Block 1, PINNEY'S ACRES, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northeast corner of said Lot 1 Pinney's Acres; thence North 89° 20' West 150 feet; thence South 0° 39' West 326.14 feet; thence 127.93 feet along a circular curve (central angle = 35° 16' 40" radius = 207.78 feet) to the point of tangent; thence South 89° 20' 38" East 30 feet; thence North 0° 39' 297.95 feet to the Northeast corner of said lot and the point of beginning.

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 \$ 50,000.00 .

Dated this 12th day of February, 19 80.

Edwin M. Pelster

STATE OF OREGON, County of Klamath) ss.

On this 12th day of February, 19 80 personally appeared the above named Edwin M. Pelster and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Charles Horstman

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)

PEELSTER

TO

SIMMONS

After Recording Return to:

Mr. & Mrs. Harold E. Simmons

P. O. Box 774

Gilchrist, Oregon

Taxes: Dept. of Veterans' Affairs

1225 Ferry St. S. E.

Salem, Oregon 97310

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.

By

Deputy

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Pinney's Acres.
2. An easement created by instrument, including the terms and provisions thereof, recorded August 3, 1967 in Book: M-67 page: 5979 in favor of Crescent Water and Sewer Service Association, a cooperative.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at request of Transamerica Title Co.

this 25th day of February A. D. 1980 at 10:54 o'clock A. M., at

being recorded in Vol. M80, of Deeds on Page 3625

Wm D. MILNE, County Clerk

By Bernetha Shetch

Fee \$7.00