

81454

Vol. 80 Page 4130

T/A 38-21142-M

## WARRANTY DEED (INDIVIDUAL)

L. H. STRID and ALMA M. STRID, Husband and Wife

hereinafter called grantor, convey(s) to  
WAYNE C. CHURCH and MARY A. CHURCH, Husband and Wifeall 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  
as shown on 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 \$ 40,000.00.\*Dated this 28th day of February, 19 80.L H Strid  
L. H. STRID  
Alma M. Strid  
ALMA M. STRIDSTATE OF OREGON, County of Klamath ) ss.On this 28th day of February, 19 80 personally appeared the above named  
L. H. Strid & Alma M. Strid and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Darlene L. 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 consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: 47425  
Mr. & Mrs. Wayne C. Church  
522 Pacific Terrace  
Klamath Falls, Oregon  
97601

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 \_\_\_\_\_

Title

Deputy

## EXHIBIT "A"

4131

This Deed is a conveyance of an undivided  $\frac{1}{4}$  interest in the following described parcel:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

A portion of NE $\frac{1}{4}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of a tract of land conveyed to Alfred Collier by Deed Recorded in Deed Volume 176 at page 371, said point being North 68° 46' East 310 feet from the Northeast corner of Block 42, HILLSIDE ADDITION; thence North 21° 14' West 1360.9 feet to a point; thence North 0° 00' East 80.6 feet to a point, thence South 68° 46' West 250 feet to a point which is the Northeasterly corner of Block 37, said Hillside Addition; thence North along the East boundary of Blocks 15 and 16 and being the East boundary of Hillside Addition, 801.6 feet, more or less, to the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 28; thence East 1320 feet, more or less to the Northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 28; thence South along the East boundary of NE $\frac{1}{4}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 28 to a point North 68° 46' East of the point of beginning; thence South 68° 46' West to the point of beginning.

SUBJECT TO: 1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

2. An easement created by instrument, including the terms and provisions thereof, dated May 31, 1957 and recorded June 17, 1957 in Book 292 at Page 349 in favor of the California Oregon Power Company, a California Corporation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 4th day of March A. D. 1980 at 4:25 o'clock P M., and

fully recorded in Vol. M80, of Deeds on Page 4130

Wm D. MILNE, County Clerk

Fee \$7.00

By Berntha Hetsch