

83465

38-20687-5-D
WARRANTY DEED (INDIVIDUAL)Vol. 80 Page 7477

DENNIS A. BUSS AND GAIL L. BUSS, as tenants in common
 _____, hereinafter called grantor, convey(s) to
 MICHAEL A. HENDERSON AND HELEN I. HENDERSON, husband and wife
 _____ all that real property situated in the County
 of Klamath, State of Oregon, described as:

see attached Exhibit A for legal description

80 APR 21 PM 3 50

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 \$41,500.00.

Dated this 19 day of April, 1980.

Dennis A. Buss
Gail L. Buss

STATE OF OREGON, County of Klamath) ss.

Dennis A. Buss & Gail L. Buss, 1980 personally appeared the above named
 instrument to be their voluntary act and deed.

Before me:

Donna K. Mateson
 DONNA K. MATESON
 NOTARY PUBLIC-OREGON
 My Commission Expires 1/24/84

Notary Public for Oregon

My commission expires: _____

- * 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:

Mr & Mrs Michael Henderson
2143 Hope St
Klamath Falls, OR 97601
Send taxes to:
Dept of Veterans
1225 Ferry St. S.E.
Salem, OR 97310

Form No. 0-960
 (Previous Form No. TA 16)

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 _____

EXHIBIT A

A portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point of the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 420 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 200 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 200 feet to the place of beginning.

EXCEPTING THEREFROM the West 25 feet in Hope Street.

ALSO EXCEPTING THEREFROM a tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 420 feet to the Southwest corner of the tract herein described being the place of beginning of this description, said place of beginning also being North 89° 25' 00" East 495.00 feet and South 00° 35' 25" East 900.00 feet from the 1-inch iron axle marking the Southwest corner of Lot 82, PLEASANT HOME TRACTS, a duly recorded subdivision; thence North 00° 35' 25" West 110.00 feet; thence North 89° 25' 00" East 165.00 feet; thence South 00° 35' 25" East 110.00 feet; thence South 89° 25' 00" West 165.00 feet to the place of beginning of this description, with bearings based on the South line of said Pleasant Home Tracts as being North 89° 25' 00" East.

Subject to:

1. Regulations to the City of Klamath Falls
2. Regulations to the Enterprise Irrigation District
3. Regulations to the South Suburban Sanitary District
4. Recitals recorded September 9, 1947 in Book 211 at page 137

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of Transamerica Title Co.

this 21st day of April A. D. 1980 at 3:50 clock P.M., on

duly recorded in Vol. M80, of Deeds on Page 7477

W. D. MILNE, County Clerk

By Bernetha H. Helach

Fee \$7.00