

38711

38-21572-7-D

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 50 Page 7866

MILDRED HAND

ROBERT C. TURNER and HELEN E. TURNER, husband and wife, hereinafter called grantor, convey(s) to all that real property situated in the County of Klamath, State of Oregon, described as:

See attached description

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the Westside Sanitary District.
2. Regulations, including levies, assessments, drainage rights and easements of Klamath Drainage District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those mentioned above

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 \$ 45,000.00 .

Dated this 28 day of April, 19 80.

Mildred Hand
MILDRED HAND

STATE OF OREGON, County of Klamath) ss.

April 28, 19 80 personally appeared the above named Mildred Hand and acknowledged the foregoing instrument to be her 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: Robert C. Turner

P.O. Box 22
Auburn, OR 95603

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

7867

DESCRIPTION

A portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right of way line of Orindale Road, said point being North 00° 13' 21" East 666.24 feet and South 89° 43' 25" East 25.64 feet from the Northwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 12; thence South 89° 43' 25" East 1351.84 feet to a 5/8" iron rod on the East line of said Section 12; thence North 00° 23' 16" East along the East line of said Section 12, 664.99 feet to a 1 $\frac{1}{2}$ " pipe marking the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence North 89° 40' 11" West along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ 892.52 feet to a $\frac{1}{4}$ " iron rod; thence South 00° 13' 21" West a distance of 399.66 feet to a $\frac{1}{4}$ " iron rod marking the Southeast corner of a parcel of land conveyed by deed recorded in Book M-79 at page 3623; thence North 89° 46' 39" West 435.60 feet to a $\frac{1}{4}$ " iron rod on the East line of Orindale Road; thence South 00° 13' 21" West along the East line of Orindale Road 265.76 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.

is 28th day of April A. D. 1980 at 3:51 o'clock P. M., an

only recorded in Vol. M80, of Deeds on Page 7866

Wm D. MILNE, County Clerk.

By Gerritha Heltsch

Fee \$7.00