

84930

TA # M-38-21674-2
WARRANTY DEED (INDIVIDUAL)

Vol. 80 Page 3816

JEANNE LEE MENGES, who acquired title as JEANNE LEE WHITLATCH
LARRY D. CROWLEY and A. LYNETTE CROWLEY, hereinafter called grantor, convey(s) to
husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

1980 MAY 30 AM 11 14

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 \$ 82,500.00 *

Dated this 29th day of May, 19 80.

Jeanne Lee Menges

STATE OF OREGON, County of Klamath) ss.

On this 29th day of May, 1980 personally appeared the above named
Jeanne Lee Menges and acknowledged the foregoing
instrument to be her 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

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

After Recording Return to:
Mr. & Mrs. Larry D. Crowley
3423 Altamont Drive
City, 97601

Taxes To: Dept. of Veterans' Affairs
1225 Ferry S.E., Salem, OR 97310

EXHIBIT "A"

9817

A tract of land situated in Tract 16 and 17, 400 Subdivision, a duly recorded subdivision in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 16, marked by a 5/8 inch by 30 inch iron pin; thence North 89° 32' West, along the South line of Lombardi Lane, 395 feet to a 5/8 inch by 30 inch iron pin; thence South 00° 28' West 150.00 feet to a 5/8 inch by 30 inch iron pin; thence South 89° 32' East 583.60 feet to a 5/8 inch by 30 inch iron pin; thence continuing South 89° 32' East 18.64 feet to the apparent centerline of the Klamath Irrigation District canal and the Easterly line of said Tract 17; thence North 25° 46' West, along said line 167.22 feet to the South line of said Lombardi Lane and the North-east corner of said Tract 17; thence North 89° 32' West 18.64 feet to a 5/8 inch by 30 inch iron pin; thence continuing North 89° 32' West 114.68 feet to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District.
- Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
3. Mortgage, including the terms and provisions thereof, recorded February 6, 1970 in Book: M-70 Page: 945 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which grantees herein assume and agree to pay.
 4. An easement created by instrument, including the terms and provisions thereof, recorded March 13, 1979 in Book: M-79 Page: 5762.
 5. An easement created by instrument, including the terms and provisions thereof, recorded May 7, 1979 in Book: M-79 Page: 10292 in favor of Pacific Power and Light Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.this 30th day of May A. D. 1980 at 11:14 o'clock A. M., ofduly recorded in Vol. M80, of Deeds on Page 9816

Wm D. MILNE, County Clerk

Fee \$7.00

By Berntha Hefetch