

86339

T/A 38-21876-M

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 80 Page 12194

MARGARET E. STRANSKE

STEVE LOREN WEISER and MARTINA LOU WEISER,

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 \$ 37,500.00 *

Dated this 30th day of June, 19 80.

Margaret E. Stranske
MARGARET E. STRANSKE

STATE OF OREGON, County of Klamath) ss.

On this 1st day of June July, 19 80 personally appeared the above named Margaret E. Stranske her voluntary act and deed. and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Marlene P. 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:

U.S. National Bank
740 Main St.
City, 97601

Attn: Bob Mason

Steve Weiser (typed)
P.O. Box 275
Beatty, OR. 97621

Form No. 9-960
(Previous Form No. 1A 16)

STATE OF OREGON,

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"

12195

A parcel of land situated in the SE $\frac{1}{4}$ of Section 27, Township 36 South, Range 12, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 inch pipe marking the South quarter corner of said Section 27, said point situated North 89° 35' 28" West 2633.10 feet from the Southeast corner of said Section 27, thence North 00° 28' 28" West 893.20 feet to a 5/8 inch iron pin on the West line of the SE $\frac{1}{4}$ of said Section 27; thence East 1364.51 feet to a 5/8 inch iron pin; thence continuing East 30.20 feet; thence South 06° 33' 10" West 314.58 feet; thence North 89° 35' 28" West (west by record) 35.81 feet to a 5/8 inch iron pin; thence continuing North 89° 35' 28" West (west by record) 397.92 feet to a 5/8 inch iron pin; thence South 00° 24' 32" West (south by record) 590.27 feet to a 5/8 inch iron pin on the South line of the SE $\frac{1}{4}$ of said Section 27; thence North 89° 35' 28" West (west by record) 913.50 feet to the point of beginning.

EXCEPTING THEREFROM any portion of the herein described property lying within the limits of the Yellow Jacket Springs Road.

FURTHER, Excepting therefrom a parcel of land in the SE $\frac{1}{4}$ of Section 27, Township 36 South, Range 12, E.W.M., more particularly described as follows: Beginning at a 5/8 inch iron pin which is North 00° 28' 28" West 893.20 feet and East 1364.51 feet from the South quarter corner of said Section 27; thence East 30.20 feet; thence South 06° 33' 10" West 314.58 feet; thence North 89° 35' 28" West 35.81 feet to a 5/8 inch iron pin; thence continuing North 89° 35' 28" West 417.92 feet; thence North 312 feet; thence East 461 feet more or less to the point of beginning.

SUBJECT TO: 1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Any existing easements visible on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 306 at page 475.
3. Reservations of all rights in and to minerals lying in or upon the ground, including the terms and provisions thereof as disclosed by instrument dated March 29, 1973 and recorded March 29, 1973 in Book M-73 at Page 3654 reserved by R. J. Carvalho and Hazel Carvalho, Husband and Wife.
4. An easement dated April 10, 1973 and recorded April 20, 1973 in Book M-73 at Page 4726 in favor of Pacific Power & Light Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 1st day of July A. D. 1980 at 3:47 o'clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 12194

Wm D. MILNE, County Clerk

By Bernetha W. Ketch

Fee \$7.00