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Vol. 80 Page 11014

T/A 38-21819-M

WARRANTY DEED (INDIVIDUAL)

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PATRICIA MANN also known as SHIRLEY MANN

, hereinafter called grantor, convey(s) to

RICHARD C. TYLER and DONNA M. TYLER, Husband and Wife

all that real property situated in the County

of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

This Deed is being re-recorded to add the Trust Deed in favor of C.H. Klamath First Federal.

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 \$ 128,900.00.\*

Dated this 16th day of June, 19 80.

Patricia Mann  
PATRICIA MANN

STATE OF OREGON, County of Klamath ) ss.

On this 16th day of June, 19 80 personally appeared the above named Patricia Mann 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:

Mr. & Mrs. Tyler  
7333 AIRWAY DRIVE  
KLAMATH FALLS, OREGON  
ATTN: Dept of Veterans Affairs  
1225 Ferry St. S.E.  
SALEM, OREGON 97310

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 \_\_\_\_\_

Deputy

**PARCEL 1**

**EXHIBIT "A"**

A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

**11015**

**12265**

Beginning at the 5/8 iron pin marking the South one-fourth corner of said Section 13; thence East along the South line of said Section 13, a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8 inch iron pin on the North right of way line of said County Road known as Airway Drive, said point being the true point of beginning of the description; thence North 01° 07' 45" East a distance of 300.00 feet; thence East a distance of 150.00 feet; thence South 01° 07' 45" West a distance of 300.00 feet to the North right of way line of Airway Drive; thence West along said line a distance of 150.00 feet to the true point of beginning of this description.

**PARCEL 2**

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the 5/8 inch iron pin marking the South  $\frac{1}{4}$  corner of Section 13; thence East along the South line of said Section 13 a distance of 2069.79 feet; thence North a distance of 30.00 feet to a point on the North right of way line of the County Road known as Airway Drive, said point being the true point of beginning of this description; thence North 01° 07' 45" East a distance of 300.00 feet to a point; thence West 150.00 feet to a point; thence North 01° 07' 45" East, 296.94 feet to a 5/8 inch iron pin on the Northerly line of a drain ditch; thence South 70° 02' 15" East a distance of 402.54 feet; thence North 88° 45' 40" East along a fence line on the South line of said drain ditch a distance of 346.51 feet to a 5/8 inch iron pin on the Westerly right of way line of the Klamath Falls-Merrill State Highway; thence South 0° 35' 40" West along said line a distance of 466.90 feet to a 5/8 inch iron pin on the North right of way line of Airway Drive; thence West along said line a distance of 581.70 feet to the true point of beginning.

EXCEPT from the above described parcels that portion conveyed to Klamath County, for Highway purposes, by Warranty Deed dated July 28, 1975, recorded October 1, 1975 in Book M-75 at page 11915, Microfilm Records.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 2. Right of way for irrigation laterals, including the terms and provisions thereof, granted to the United States of America by Deed recorded January 27, 1907 in Book 22 at page 119, Deed Records. 3. Easement Agreement, including the terms and provisions thereof, between Roy Howard; Edward E. Barron and Gwen C. Barron, husband and Wife and David T. Williams and Diane B. Williams, husband and Wife, dated January 22, 1975, recorded March 4, 1975 in Book M-75 at page 2505, Microfilm Records, for 2 60 foot wide easements for ingress and egress. 4. Reservations and restrictions, including the terms and provisions thereof, contained in Warranty Deed to Klamath County dated July 28, 1975 recorded October 1, 1975 in Book M-75 at page 11915, Microfilm Records, regarding access to highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the June A.D., 19 80 at 3:43 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 11014.

FEE \$7.00

WM. D. MILNE, County Clerk  
By Bernetha S. Hetch Deputy

5. Trust Deed dated April 15, 1976 and recorded April 26, 1976 in Book M-76 at Page 6066 in favor of Klamath First Federal Savings and Loan Association, which grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the July A.D., 19 80 at 3:41 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 12264.

FEE \$7.00

WM. D. MILNE, County Clerk  
By Bernetha S. Hetch Deputy