

87261

WARRANTY DEED (INDIVIDUAL)

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13680

CHARLES W. SHOWS and PEGGY M. SHOWS

TED SCOTT

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

80 JUL 22 PM 3 58

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 \$ 43,000.00

Dated this 20th day of June, 1980.

Charles W Shows
CHARLES W. SHOWS

Peggy M. Shows
PEGGY M. SHOWS

STATE OF CALIF., County of Los Angeles) ss.

June 20th

Charles W. Shows and Peggy M. Shows, 1980 personally appeared the above named instrument to be a voluntary act and deed. and acknowledged the foregoing

Before me:

Tom John Nelson

Notary Public for California

My commission expires

OFFICIAL SEAL

TOM JOHN NELSON

NOTARY PUBLIC - CALIFORNIA

My Commission Expires July 18, 1980

- * 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)

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.

Title

By _____

Deputy

After Recording Return to: Taxes To:

Mr. Ted Scott
194 S. Alvarado St.
Los Angeles, Calif 90057

The W $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

A portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 29, Township 36 South, Range 12 East of the Willamette Meridian, lying South of Highway 140, in the County of Klamath, State of Oregon.

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. An 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 Book 311 at page 632, Deed Records, including Indian Service Road right of way, right of way to Oregon State Highway Department, and Transmission Line Easement to California Oregon Power Co. (Affects Sec. 22, 27, 28, 33 and 34, Twp 36 S., R 12 EWM. and Sec. 3 and 10, Twp 37 S., R 12 EWM.)

3. 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 312 at page 353, including road right of way granted to State of Oregon and Electric Transmission line Easement granted to California Oregon Power Co. (Affects Sec. 28, 29, 32, Twp 36 S., R 12 EWM.)

4. Excepting, as recorded in Warranty Deed M-69 at page 10597, recorded December 22, 1969, "the right to use jointly with others that certain roadway for the purpose of ingress to and egress from the adjacent land located in Sec. 32, by existing roads from the Klamath Falls-Lakeview Highway, through Sec. 29...and Sections 22, 27, 28 and 33, Twp 36 S., R 12 EWM."

5. An Easement dated August 1, 1969, Recorded March 5, 1975 in Book M-75 at Page 2539.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 22nd day of July A. D. 19 80 at 3:58 o'clock P M., on

only recorded in Vol. N80, of Deeds on Page 13680

Wm D. MILNE, County Clerk

By Berntha Hetsch

Fee \$7.00