

HARRY J. JACKSON, an estate in fee simple

LAWRENCE R. WERSCHKY

hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

Parcel 1: The E $\frac{1}{2}$ NE $\frac{1}{2}$ NE $\frac{1}{2}$ and the NE $\frac{1}{2}$ NE $\frac{1}{2}$ SE $\frac{1}{2}$ of Section 13, Township 33 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2: The W $\frac{1}{2}$ NE $\frac{1}{2}$; W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{2}$; NE $\frac{1}{2}$ SE $\frac{1}{2}$; W $\frac{1}{2}$ NE $\frac{1}{2}$ SE $\frac{1}{2}$; SE $\frac{1}{2}$ NE $\frac{1}{2}$ SE $\frac{1}{2}$; NW $\frac{1}{2}$ SE $\frac{1}{2}$ SE $\frac{1}{2}$; N $\frac{1}{2}$ SW $\frac{1}{2}$ SE $\frac{1}{2}$ and SW $\frac{1}{2}$ SW $\frac{1}{2}$ SE $\frac{1}{2}$ Section 13, Township 33 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to: 1) Reservations as set forth in instrument recorded February 7, 1957 in Deed Volume 289 at page 491, 2) Reservations as set forth in instrument recorded February 7, 1957 in Deed Volume 289 at page 493, 3) Easement recorded November 24, 1975 in Book M-75 at Page 14822, 4) unrecorded Contract of Sale dated September 8, 1971 between D. E. Wyman and M. H. Wyman as Vendors and Harry J. Jackson as Vendee, Grantor herein agrees to pay, when due, all payments due upon said Contract in favor of D. E. Wyman and M. H. Wyman, and will save Grantees herein, Lawrence R Werschky and Susan K. Werschky, Husband and Wife, harmless therefrom. Should the said Grantor herein default in making any payments due upon the said Contract, Grantees herein may make said delinquent payments and any sums so paid by the Grantees herein shall then be credited upon the sums next to become due upon the and covenant(s) that grantor is the owner of the above described property free of all encumbrances except (over) as set forth 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 \$ 225,000.00

Dated this 6 day of August, 1980

Harry J. Jackson

STATE OF OREGON, County of Klamath) ss.

Harry J. Jackson August 6, 1980 personally appeared the above named instrument to be his voluntary act and deed and acknowledged the foregoing

Before me:

DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 7/24/84

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)

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

Deputy

By

After Recording Return to: & taxes

Lawrence Werschky
1066 NE Sandbar
Grant Pass, OR
97526

Note and Mortgage which is being executed herein by the Grantees in favor of the Grantors and being secured by the Grantees property in Josephine County, 5) the 1980-81 real property taxes which are a lien but not yet due and payable.

"Reserveing unto Harry J. Jackson and Beverly G. Jackson a LIFE ESTATE into the following described property: The NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 33 South, Range 8 East of the Willamette Meridian in the County of Klamath, State of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
this 11th day of August A. D. 1980 at 9:20 clock A.M., or
July recorded in Vol. M80 of Deeds on Page 14874

W. D. MILNE, County Clerk
By Berntha A. Ketch
Fee \$7.00

COURT CLERK
COUNTY OF OREGON
CLERK OF DISTRICT COURT
CLERK OF DISTRICT COURT
CLERK OF DISTRICT COURT

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THE UNDERSIGNED, CLERK OF DISTRICT COURT, COUNTY OF OREGON, DO HEREBY CERTIFY THAT THE FOREGOING DEED WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF DISTRICT COURT, COUNTY OF OREGON, ON THE 11TH DAY OF AUGUST, 1980, AT 9:20 A.M., AND WAS RECORDED IN VOLUME M80 OF DEEDS ON PAGE 14874.

W. D. MILNE, County Clerk

By Berntha A. Ketch

CLERK OF DISTRICT COURT

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