

7A 38-22351-4
88928

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 80 Page 16314

JOHN W. DUNCAN and EVA M. DUNCAN, husband and wife

, hereinafter called grantor, convey(s) to

JAMES E. MOTLEY and MILDRED M. MOTLEY, husband and wife

all that real property situated in the County

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
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 \$ 5,500.00.

Dated this 26th day of August, 19 80.

John W. Duncan
Eva M. Duncan

STATE OF OREGON, County of Klamath) ss.

On this 27th day of August, 19 80 personally appeared the above named
John W. Duncan and Eva M. Duncan and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Darlene V. 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. JAMES E. MOTLEY
2124 KIMBERLY
KLAMATH FALLS, OREGON 97601

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

Title

Deputy

A tract of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Northerly line of Lalo Avenue and the Easterly line of Applegate Avenue; thence North 00° 57' 14" East along the East line of Applegate Avenue 577.23 feet to the intersection of the South line of Charlie Avenue; thence North 47° 27' 05" East 97.54 feet to the true point of beginning; thence South 59° 30' East 189 feet; thence North 30° 30' East 100 feet; thence North 59° 30' West 158.52 feet, to a point on the Southeasterly line of Charlie Avenue; thence South 47° 27' 05" West 104.54 feet to the true point of beginning. Also referred to as Lots 83 and 84 of SPINKS ADDITION TO CHILOQUIN, an unplatted subdivision.

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, recorded March 27, 1923 in Book: 61 Page: 15 in favor of California Oregon Power Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 27th day of August A. D. 1980 at 4:00 o'clock ^P M., and

fully recorded in Vol. M80, of Deeds on Page 16314

Wm D. MILNE, County Clerk

By Bernetha J. Helock
Fee \$7.00