

91884

TIA # M-3 22666-4
WARRANTY DEED (INDIVIDUAL)Vol. 1780 Page

21059

JOHN E. STRIBLING

, hereinafter called grantor, convey(s) to

MANUEL A. REYES and MARY N. REYES, 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 \$ 60,000.00.

**

Dated this 23rd day of October, 19 80.John E. StriblingSTATE OF OREGON, County of Klamath) ss.On this 23rd day of October, 19 80 personally appeared the above namedJohn E. Stribling

and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Marlene P. Addington
Notary Public for OregonMy 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: Tapes:
Mr. & Mrs. Manuel A. Reyes
Star Rte 2, Box 550
Chiloquin, OR
97624

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.

Title

By _____

Deputy

PARCEL 1

Lots 5, 6, 7, 8, 9, 10 and 25, MODOC POINT, in the County of Klamath, State of Oregon.

PARCEL 2

A portion of Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at a point in Lot 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, which is the intersection of the Westerly line of Modoc Point, a platted subdivision in Klamath County, Oregon with the shore line of Upper Klamath Lake; thence North 5° 32' West, along the Westerly line of said Modoc Point, a distance of 468.47 feet; thence North 71° 45' West, along the Southwesterly boundary line of a road in Modoc Point, a distance of 120.2 feet; thence due West, a distance of 439 feet, more or less, to the mean high water line of said Lake; thence Southeasterly along said mean high water line, to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the Modoc Point Sanitary District.
3. Subject to easements for water distribution and sewage disposal including the terms and provisions thereof, as set forth in deed recorded July 6, 1946 in Book 192 at page 1, Deed Records. (Affects Parcel 1)
4. Subject to easement for Septic Tank and Sewage Disposal Facilities, including the terms and provisions thereof, as set forth in deed recorded July 6, 1946 in Book 192 at page 1, Deed Records. (Affects Parcel 2)
5. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Klamath Lake. (Affects Parcel 2 - vestees deed conveyed to mean high water line)
6. An easement created by instrument, including the terms and provisions thereof, recorded in Book 63 at page 316 and Book 193 at page 195, Deed Records, in favor of California Oregon Power Company, for transmission line easement. (Affects the part of Parcel 2 lying in Government Lot 22)
7. An easement created by instrument, including the terms and provisions thereof, recorded August 10, 1928 in Book: 82 Page: 126 in favor of Klamath Telephone and Telegraph Company.
8. An easement created by instrument, including the terms and provisions thereof, recorded October 29th, 1980 in Book M80, page 21059 Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 29th day of October, A. D. 19 80 at 3:43 o'clock P. M., and

duly recorded in Vol. M80 of Deeds on Page 21059

Wm D. MILNE, County Clerk

By Bernetha J. Lebeck

Fee \$7.00