

91981

88006

38-21656-4-D
WARRANTY DEED (INDIVIDUAL)

Vol. 1780 Page 21210

Vol. 1780 Page 14874

HARRY J. JACKSON, an estate in fee simple, hereinafter called grantor, convey(s) to
LAWRENCE R. WERSCHKY, all that real property situated in the County

of Klamath, State of Oregon, described as:

Parcel 1: The E $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{2}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ 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 $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{2}$; W $\frac{1}{2}$ E $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{2}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ NE $\frac{1}{2}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{2}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{2}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{2}$ SE $\frac{1}{4}$ 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, 1973 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 saive 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

90 AUG 11 AM 9 20

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 their voluntary act and deed. and acknowledged the foregoing

Before me:

DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 1/24/84

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)

TO

After Recording Return to: & taxes
Dr. Lawrence Werschky
1066 NE Savage
Grants Pass, Ore
97526

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 Deputy

21211 14825
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 o'clock A.M., or

July recorded in Vol. M80, of Deeds on Page 14874



Fee \$7.00

By Wm D. MILNE, County Clerk
Bernetha H. Hetch

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION UNDER PARCEL 2 OF SAID DESCRIPTION.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of October A. D. 1980 at 3:54 o'clock P.M., and

July recorded in Vol. M80, of Deeds on Page 21210

Fee \$7.00

By Wm D. MILNE, County Clerk
Bernetha H. Hetch