

92455

T/A 38-22656-M

WARRANTY DEED (INDIVIDUAL)

22000

BARRY W. PURNELL

CAROLYN F. PEACORE

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"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on the 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 \$ 52,000.00.

Dated this 21st day of October

19 80

BARRY W. PURNELL

STATE OF OREGON, County of Klamath) ss.

On this 12th day of October November, 1980 personally appeared the above named Barry W. Purnell and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

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)

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.

After Recording Return to:

Carolyn F. Peacore
3862 Pine Grove Road
City, 97601

Taxes To: Klamath 1st Federal
570 Main St., City, 97601

By

Title

Deputy

EXHIBIT "A"

22001

A portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 985 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 2; thence East 60 feet; thence North 155 feet; thence West 60 feet; thence South 155 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion thereof lying within the right of way of the Dalles-California Highway.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Limited access provisions as contained in deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement provided for shall attach to the abutting property recorded April 23, 1964 in Book 352 at page 449, Deed Records.

6. Trust Deed dated October 17, 1977 and recorded October 19, 1977 in Book M-77 at Page 20101 in favor of Klamath First Federal Savings and Loan Association, which grantee herein agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transmaerica Title Co.

this 12th day of November A. D. 1980 at 3:58'clock P.M., and

uly recorded in Vol. M80, of Deeds on Page 22000

Wm D. MILNE, County Clerk

By Barbara A. Holbeck

Fee \$7.00