

94611

## WARRANTY DEED (INDIVIDUAL)

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476

JOHN W. GARRETT and MARIE D. GARRETT, husband and wife

RICHARD W. HOCKEMA and MARLENE HOCKEMA, husband and wife

of KLAMATH State of Oregon, described as: all that real property situated in the County

see attached description.

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, Pinney's Acres.
2. Limited Access in deeds to State of Oregon by and through its State Highway Commission recorded December 28, 1951, in Volume 252 at page 33 and recorded June 12, 1952, in Volume 255 at page 186 which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property.
3. An easement created by instrument, including the terms and provisions thereof, recorded August 3, 1967 in Book M-67, page 5979, for water and sewer mains 15 feet wide.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except AS LISTED 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 \$ 9,950.00 \*Dated this Jan 6 day of 1981.

JOHN W. GARRETT

MARIE D. GARRETT

STATE OF OREGON, County of Clackamas

January 6

JOHN W. GARRETT and MARIE D. GARRETT, 19 81 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 9/8/81

\* 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)

Garrett

TO

Hockema

After Recording Return to: AND SEND TAX STATEMENTS TO:

Mr. and Mrs. Richard W. Hockema  
P. O. Box 118  
Crescent, OR 97733

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.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy \_\_\_\_\_

A portion of Lot 1, PINNEY'S ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence N 40°38'35" E, 311.99 feet to a 5/8 inch iron rod; thence S 89°21'15" E, 107.50 feet to a 5/8 inch iron rod; thence S 00°38'45" W, 288.78 feet to an iron rod on the South line of said Lot 1; thence N 89°17'00" W along the South line of said lot, 308.03 feet to the point of beginning.

**SUBJECT TO:**

A 30 foot wide strip of land for access lying adjacent to and easterly from the West line of the above described parcel. Bound on the North and South by the respective North and South property lines of said parcel.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.  
this 12th day of January A.D. 19 81 at 10:53 clock A  
duly recorded in Vol. M81, of Deeds on a 476

Fee \$7.00

EV. LYN BIEHN, County Clerk  
By Deborah J. Letcher