

## WARRANTY DEED (INDIVIDUAL)

MARY L. BELLSMITH

hereinafter called grantor, convey(s) to

DONOVAN D. ZUPAN and KAY S. ZUPAN, 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 \$ 50,000.00.\*

Dated this 29th day of January, 1981.

Mary L. Bellsmith

STATE OF OREGON, County of ) ss.

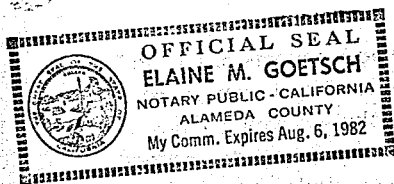
STATE OF CALIFORNIA  
COUNTY OF

} ss

ON January 29th, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary L. Bellsmith

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Notary's Signature Elaine M. Goetsch

GENERAL ACKNOWLEDGMENT  
Form No. 16

TO

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.

Title

By

Deputy

After Recording Return to:  
Mr. & Mrs. Donovan D. Zupan  
5205 South Etna  
Klamath Falls, Oregon 97601  
Send tax statements to:  
Klamath First Federal Savings  
2943 South 6th Street  
Klamath Falls, Ore. 97601

JAN 30 PM 3 44

## EXHIBIT "A"

1505

A tract of land in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point which is East 669.9 feet along the Center section line from the iron pin which marks the Quarter Section corner common to Section 14 and 15, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing East along the center section line of said Section 14, a distance of 50 feet to an iron pin; thence North 12° 00' East a distance of 470.25 feet to an iron pin; which is the true point of beginning of this description, which point is also the most Easterly corner of that certain parcel of land deeded to James F. and Winifred Stilwell by deed Volume 242 at page 353; thence South 37° 18' East along the Southwesterly line of South Etna Street 82.36 feet to an iron pin; thence North 49° 30' East 184.7 feet to an iron pin on the Westerly boundary line of the U.S.R.S. LATERAL A-3-D; thence Northwesterly along the Westerly line of said A-3-D lateral a distance of 85.12 feet to an iron pin which marks the Southeast corner of that certain parcel of land deeded to Vernon G. and Clara C. Howard by Deed Volume 257 at page 229; thence South 49° 30' West 201.1 feet, more or less to the true point of beginning. EXCEPT that portion conveyed to Klamath County for road purposes by Deed recorded November 21, 1972 in Book M-72 at page 13505, Microfilm Records.

## Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof, recorded July 24, 1933 in Book: 101 at page: 274 in favor of The California Oregon Power Company.
4. Trust Deed, including the terms and provisions thereof, recorded September 8, 1975 in Book: M-75 Page: 10562 and re-recorded September 11, 1975 in Book: M-75 at page: 10901 in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company  
 this 30th day of January A.D. 19 81 at 3:44 o'clock PM., and  
 duly recorded in Vol. M-81, of Deeds on Page 1504

Fee \$7.00 By Evelyn Biehn County Clerk  
Jacqueline J. Metter