

95764

## WARRANTY DEED (INDIVIDUAL)

Vol. 71 Page 2219

JOE A. JONES and ARLYN M. JONES, husband and wife, hereinafter called grantor, convey(s) to  
RODNEY R. KOLKOW and DEBORAH L. KOLKOW, husband and wife  
 of Klamath, State of Oregon, described as: all that real property situated in the County

See attached Exhibit "A" for legal description

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 as shown 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 \$ 39,000.00 \*

Dated this 10th day of February, 19 81

JOE A. JONES

ARLYN M. JONES

STATE OF OREGON, County of Klamath

) ss.

On this 10th of February, 1981, JOE A. Jones and Arlyn M. Jones 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: 2/14/81

- \* 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)

JOSEPH A. JONES and

ARLYN M. JONES

TO

RODNEY R. KOLKOW

DEBORAH L. KOLKOW

After Recording Return to:

Mr. and Mrs. Rodney Kolkow

2043 Gettler  
Klamath Falls, Ore. 97601

Send Taxes to above address

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

Part of said  $E\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the South line of the  $SE\frac{1}{4}NW\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which point is North  $88^{\circ} 57'$  East 330.02 feet from the Southwest corner of said  $SE\frac{1}{4}NW\frac{1}{4}$ ; thence North  $0^{\circ} 35'$  West 1,038.80 feet along the East line of the  $E\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$  of said Section to a point, which point is the true point of beginning of this description; thence continuing North  $0^{\circ} 35'$  West along said East line a distance of 75 feet; thence South  $89^{\circ} 25'$  West a distance of 135 feet to a point; thence South  $0^{\circ} 35'$  East a distance of 75 feet; thence North  $89^{\circ} 25'$  East 135 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 11th day of February A. D. 19 81 at 11:02 o'clock A. M., and  
duly recorded in Vol. M81, of Deeds on Page 2219

By EV. LYN BIEHN, County Clerk  
Bernetha H. Petch

Fee \$7.00