

VERONICA ELIZABETH SEARLES

hereinafter called grantor, convey(s) to

THOMAS E. DOWNS and SANDRA L. DOWNS, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

A portion of Tracts 30, 31 and 32, INDEPENDENCE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northwestern corner of Tract 32, of INDEPENDENCE TRACTS, as shown upon the official plat thereof, and running thence South 0° 13' East, along the Westerly line of Tracts 32, 31 and 30 of said INDEPENDENCE TRACTS, a distance of 171.72 feet, more or less to the Southwest corner of Tract 30; thence South 71° 27' East, along the South line of said Tract 30, a distance of 89.3 feet; thence North 0° 13' West a distance of 182.82 feet; more or less to an iron pin in the northerly line of Tract 32; thence North 78° 23' West along the North line of said Tract 32, a distance of 86.33 feet to the place of beginning.

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 \$ 36,000.00.\*

\*\*

Dated this 25th day of February, 19 81.

Veronica Elizabeth Searles

STATE OF OREGON, County of Klamath ) ss.

On this 26th day of February, 19 81 personally appeared the above named Veronica Elizabeth Searles and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Susan C. Patke

Notary Public for Oregon

My commission expires: 11-2-82

\* 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

STATE OF OREGON,

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

By

Deputy

After Recording Return to:

Mr. & Mrs. Thomas E. Downs  
5640 Independence  
Klamath Falls, Ore. 97601

Send tax statements to.

Equitable Savings & Loan  
212 South Fifth Street  
Klamath Falls, Oregon 97601

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. Restrictions, but omitting restriction, if any, based on race, color, religion or national origin, as shown on the recorded plat Independence Tracts.
4. Any encroachments, unrecorded easements, violations of condition, covenants and restrictions, and any other matters which would be disclosed by a correct survey.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transmaerica Title Co.

this 27th day of February A.D. 19 81 at 3:50 o'clock P.M., and

duly recorded in Vol. M81, of Deeds on Page 3482

EVELYN BIEHN, County Clerk  
By Bernetha H. Hetsch

Fee \$7.00