

97929

T/A #M-38-1016-8
WARRANTY DEED (INDIVIDUAL)

Vol. 181 Page 6001

JAMES R. ZIGLER and NORA J. ZIGLER, husband and wife

hereinafter called grantor, convey(s) to
 CARL P. CLEMENT and E. WILHELMINA CLEMENT, husband and wife & C. PRESTON
 CLEMENT & KAREN CLEMENT, husband and wife, not as tenants in common but with the
 of Klamath State of Oregon, described as: right of survivorship.

SEE ATTACHED DESCRIPTION

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 See 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 \$ 82,500.00 *
 ** However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Dated this 1st day of April, 19 81.

James R. Zigler
Nora J. Zigler

STATE OF OREGON, County of Klamath) ss.

On the 2nd day of April, 19 81 personally appeared the above named
James R. Zigler and Nora J. Zigler and acknowledged the foregoing
 instrument to be their voluntary act and deed.



Before me:

Darlene L. Addington
 Notary Public for Oregon
 My commission expires: 3-22-85

- * 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

After Recording Return to:

JA - Marlene

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.

By

Title

Deputy

DESCRIPTION

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

Beginning at a point which is 662 feet Westerly on the Northerly right of way line of the Dalles-California Highway from the Southeast corner of the $SW\frac{1}{4}SE\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and thence North 1241.46 feet, more or less, to a point which is the Southeast corner of a "... strip of land 139.3 feet wide..." as described in deed from Allen Golden and Beulah Golden to James Williams Parks recorded in Volume 235 at page 4, Deed Records of Klamath County, Oregon; thence South $85^{\circ} 28'$ West, along the Southerly line of said strip of land, a distance of 227.0 feet to the true point of beginning of this description; thence continuing South $85^{\circ} 28'$ West, along the Southerly line of said strip of land, a distance of 242.0 feet; thence South a distance of 226.7 feet, more or less, to the South bank of the Enterprise Irrigation District Ditch; thence Southeasterly, along the South bank of said ditch, to a point which is South a distance of 398 feet from the point of beginning; thence North a distance of 398 feet, more or less, to the point of beginning.

Reserving a permanent and perpetual right of way 15 feet in width along and over the Westerly side of the premises above described, as reserved in deed from John Wilbur Short, et al., to Earl Sharp and Christine Sharp, dated December 10, 1926, recorded March 30, 1937 in Book 108 at page 314, Deed Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.
 Filed for record at request of Transamerica Title Co.
 this 2nd day of April A.D. 1981 at 3:46 o'clock PM., and
 duly recorded in Vol. M81, of Deeds on Page 6001
 By EVELYN BIEHN, County Clerk
Debra O. Jones
 Fee \$7.00