

04-11489

TA 38-23459

98283

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-WARRANTY DEED-

THOMAS H. RUPE, Grantor, conveys and warrants to
HELEN GARCELON, Grantee, the following described real
property situate in Klamath County, Oregon, free of all encumbrances
except as specifically set forth herein:

A parcel of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Town-
ship 39 South, Range 9 East of the Willamette Meridian,
in the County of Klamath, State of Oregon, more particu-
larly described as follows: Beginning at a point which
bears Easterly along the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a dis-
tance of 330.0 feet and Northerly, parallel with the West
line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 619.0 feet from the
Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence continuing North,
parallel with the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, a distance
of 50.0 feet; thence East, at right angles to said West
line, a distance of 165.0 feet; thence South, parallel
with said West line a distance of 50.0 feet; thence West,
at right angles to said West line, a distance of 165.0
feet to the point of beginning. LESS AND EXCEPTING that
portion lying within the right-of-way of Hope Street.

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of
City of Klamath Falls; (2) Regulations, including levies, liens,
assessments, rights of way and easements of the South Suburban San-
itary District; (3) Regulations, including levies, assessments,
water and irrigation rights and easements for ditches and canals of
Klamath Irrigation District; (4) Road Agreement affecting the East
20 feet of said premises, between A. L. Paul, et ux, and J. H.
Caldwell, et ux, dated October 1, 1925, recorded March 1, 1926 in
Book 69, page 331, records of Klamath County, Oregon; (5) Reserva-
tions, restrictions, easements and rights of way of record and those
apparent upon the land.

The true and actual consideration for this transfer is Ten
Thousand Five Hundred and no/100ths (\$10,500.00) DOLLARS.

Until a change is requested, all tax statements shall be
mailed to: KLAMATH FIRST FEDERAL 540 MAIN

DATED this 10th day of APRIL, 1981.

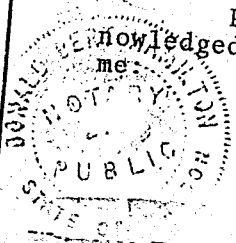
STATE OF OREGON)

County of Klamath)

ss. 4-10, 1981.Thomas H. Rupe

Personally appeared the above-named THOMAS H. RUPE and ack-
nowledged the foregoing instrument to be his voluntary act. Before

Return T.A.

Donald Bert Hamilton
Notary Public for OregonMy Commission expires: 3-20-85

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the
13th day of April A.D., 1981 at 10:54 o'clock A M., and duly recorded in

Vol M81 of Deeds on page 6557.

Fee \$ 3.50

EVELYN BIEHN
COUNTY CLERKBy Debra Agan deputy