

98754

WARRANTY DEED (INDIVIDUAL)

Vol. 781 Page 7285

CHARLES R. STEWART AND THELMA D. STEWART,

JONATHAN H. ZENS AND DOROTHEA F. ZENS, husband and wife

of KLAMATH, State of Oregon, described as:

A PORTION OF GOVERNMENT LOT 15, SECTION 16 TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, in the County of Klamath, State of Oregon, more particularly described in legal description attached hereto and made a part hereof comprising one page.

SUBJECT TO:

- 1) City Liens, if any, of the City of Malin.
- 2) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
- 3) An easement created by instrument including terms and provisions thereof recorded December 1, 1931 in Book 96 page 353 for power lines in favor of California Oregon Power Company
- 4) Subject to the requirements and provisions of ORS chapter 481 pertaining to the registration and transfer of ownership of a mobile home described as a 1975 Flamingo, 14 X 70, which is included in the total consideration.

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 \$45,000.00.

Dated this 23rd day of April, 1981.

Charles R. Stewart
Charles R. Stewart

Thelma D. Stewart
Thelma D. Stewart

STATE OF OREGON, County of Klamath) ss.

April 23rd, 1981 personally appeared the above named Charles R. Stewart and Thelma D. Stewart and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Mary Lou Auland
Notary Public for Oregon

My commission expires: 11/16/84

* 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)

Charles R. Stewart
Thelma D. Stewart

TO

Jonathan H. Zens and
Dorothea F. Zens

After Recording Return to:

Mr. and Mrs. Jonathan H. Zens
P. O. Box 498
Malin, Ore., 97632

Mail Tax Statements to same as above

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

DESCRIPTION

A portion of Government Lot 15, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeasterly right of way line of the County road known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of beginning bears South 89° 59' East 296.4 feet and South 256.9 feet and North 71° 00' East a distance of 308.4 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, thence South, parallel to the West line of Lot 15 of said section 16, a distance of 176.31 feet; thence North 89° 34' East a distance of 132.64 feet, more or less to the Southwest corner of that certain parcel of land deeded to Clifford D. King and recorded in Klamath County deed records, Volume 151, page 122, as it is now fenced and occupied; thence North 1° 23' 30" West along the fence line marking the Westerly boundary of the King property a distance of 217.8 feet to the Southwesterly line of the said Depot road; which point is the Northwesterly corner of said King property as fenced and occupied; thence South 71° 00' West a distance of 134.6 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 23rd day of April A.D. 19 81 at 10:56 o'clock A.M.

duly recorded in Vol. M81 of Deeds on a 7285.

By Evelyn Biehn, County Clerk

Fee \$7.00