

99114

B-1109-9

WARRANTY DEED (INDIVIDUAL) Pl. M81 Page

7845

FRANK KIRWAN and TERRY P. KIRWAN, husband and wife
 hereinafter called grantor, convey(s) to
 PAUL A BARKER and ANSELMA BARKER, husband and wife
 of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

MAY 1 PM 3 37

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 \$ 22,484.07 *

Dated this 30th day of April, 19 81

Frank Kirwan
 Terry P. Kirwan

STATE OF OREGON, County of Klamath

On this 1st day of April, 19 81, personally appeared the above named
 Frank Kirwan and Terry P. Kirwan and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Susan C. Patzke
 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

After Recording Return to:

Tax statements to:
 Mr. + Mrs. Paul A. Barker
 Rt. 3 Box 228
 Klamath Falls, Ore. 97601

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 the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of the certain tract of land heretofore conveyed by Nedra Company to Oregon State Highway Commission of the State of Oregon, which deed is dated September 29, 1925 and recorded February 1, 1926 in Volume 69 of Deeds, page 251; thence Easterly and on a line being the extension of the Northerly line of First Avenue and Altamont Acres, to an intersection with the Southerly line of the Strahorn Railroad Company rights of way; thence Northwesterly and on the Southerly line of the Strahorn Railroad right of way to the Northeasterly corner of the tract heretofore conveyed to the State Highway Commission of the State of Oregon; thence Southeasterly and on an Easterly line of said tract conveyed to the State Highway Commission of the State of Oregon, to the point of beginning.

SAVE AND EXCEPTING a right of way for drainage ditch across said property.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation Dist.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary Dist.
3. Trust Deed, including the terms and provisions thereof, recorded June 28, 1977 in Book: M-77 Page: 11415 in favor of Town and Country Mortgage, Company, an Oregon Corporation, which grantees herein assume and agree to pay.
4. Trust Deed, including the terms and provisions thereof, recorded June 28, 1977 in Book: M-77 Page: 11418 in favor of John Green, which grantees herein assume and agree to pay and assigned to Blake Bervin, M.D.P.C. Profit Sharing Plan recorded July 18, 1977 in Book: M-77 Page: 12687. (Covers portion known as 3623 Cannon)
5. Trust Deed, including the terms and provisions thereof, recorded June 28, 1977 in Book: M-77 Page: 11420 in favor of Melvin W. Ostrom and Edna Ostrom, husband and wife, which grantees herein assume and agree to pay. (Covers portion known as 3625 Cannon)
6. Trust Deed, including the terms and provisions thereof, recorded June 28, 1977 in Book: M-77 Page: 11422 in favor of L. Orth Sisemore, which grantees herein assume and agree to pay. (Covers portion known as 3619 Cannon)
7. Trust Deed, including the terms and provisions thereof, recorded June 28, 1977 in Book: M-77 Page: 11424 in favor of John Green, which grantees herein assume and agree to pay. (Covers portion known as 3619 $\frac{1}{2}$ Cannon)
8. Trust Deed, including the terms and provisions thereof, recorded August 21, 1979 in Book: M-79 Page: 19828 in favor of Margueritte Wilson, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 1st day of May A.D. 1981 at 3:30 o'clock p.m.

duly recorded in Vol. M81, of Deeds on Page 7846

By Evelyn D. Dyer, County Clerk
Fee \$7.00