

6713

WARRANTY DEED (INDIVIDUAL)

Vol. 178 Page 20280

HARLEY W. CUMBIE and CATHERINE L. CUMBIE, husband and wife

MICHAEL W. THIBODEAUX and CAROL A. THIBODEAUX, husband and wife

of Klamath, State of Oregon, described as:

The North 545.0 feet of the West 885 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath and State of Oregon, EXCEPTING THEREFROM the North 272.5 feet, ALSO EXCEPTIN THEREFROM the Southerly 30 feet. TOGETHER WITH an easement described on attached Exhibit "A".

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 \$ 25,000.00 .*

Dated this 9th day of November, 19 81.

HW Cumbie
Harley W Cumbie
Catherine L Cumbie

STATE OF OREGON, County of Klamath) ss.

On this 20th day of November, 1981 personally appeared the above named Harley W. Cumbie and Catherine L. Cumbie and acknowledged the foregoing instrument to be their 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

After Recording Return to:

Tax Statements to:
 Mr. & Mrs. Michael W. Thibodeaux
 4301 Maple Avenue
 Sacramento, California

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 _____

EXHIBIT "A"

20281

TOGETHER with an easement described as follows:

The South 30 feet of the North 545 feet of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the East 435 feet.

AND

Beginning at a point on the West line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, said point being South a distance of 545 feet from the Northwest corner thereof; thence East, parallel with the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point on the East line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South on said East line a distance of 30.0 feet; thence West, parallel with the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, to a point on the West line of said Section 34; thence North on said West line a distance of 30.0 feet to the true point of beginning.

AND

The West 50 feet of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian known as Applegate Street as approved and accepted by the City of Chiloquin in Ordinance No. 402, recorded August 7, 1979, in Volume M-79 page 18843, Deed Records of Klamath County, Oregon.

Subject to:

1. Easement including the terms and provisions thereof, for Chiloquin Agency Highway as recited in certificate dated August 4, 1959, recorded August 10, 1959, in Miscellaneous Volume 11, page 673.
2. Trust Deed, including the terms and provisions thereof, recorded August 18, 1978 in Book: M-78 Page: 18390 in favor of Gary C. Hook, who acquired title as Garry C. Hook, Beneficiary, which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

TATE F OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~Register's~~

is 23 day of November A. D. 19 81 at 10:50 o'clock A M

duly recorded in Vol. M 81, of Deeds on a c 20280

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce Mc