

7294

T/A # M-38-1512-1

WARRANTY DEED (INDIVIDUAL)

Vol 178

Page 21196

GEORGE M. REDD and KIMBERLY A. REDD, husband and wife

ROBERT D. WESTMARK

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

SEE 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 \$ 57,000.00

Dated this 9th day of December, 19 81

George M. Redd

Kimberly A. Redd

STATE OF OREGON, County of Klamath) ss.

On the 10th day of December

George M. Redd and Kimberly A. Redd, 19 81 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

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: Tapes!

Mr. Robert D. Westmark

Box 278

City 97601

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 Deputy

A portion of the Southwest quarter of the Northwest quarter of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant Southwesterly along said line of Highway 377.9 feet from the intersection of said line and the East line of said Southwest quarter of the Northwest quarter; thence Southwesterly along said line of Highway 100 feet to the Southwesterly corner of property herein conveyed; thence North 35° West a distance of 400 feet; thence Northeasterly and parallel to the said line of Highway, to the North line of the Southwest quarter of the Northwest quarter of Section 23, to a point North 35° West of the point of beginning, said point being the Northwesterly corner of the property conveyed to Willard L. Johnson, et ux., by Deed recorded on page 136 of Volume 323 of Deeds; thence South 35° East along the Southwesterly line of said Johnson property to the point of beginning.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated : April 2, 1926
Recorded : April 26, 1926 Book: 69 Page: 495
In favor of : California Oregon Power Company, a Corporation
For : Electric transmission line

2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$37,800.00
Dated : April 13, 1979 Book: M-79 Page: 3326
Recorded : April 16, 1979
Trustor : Charles P. Gallagher and Patricia R. Gallagher, husband and wife

Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings & Loan Association a Corporation
which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$9,400.00
Dated : November 2, 1981 Book: M-81 Page: 19170
Recorded : November 3, 1981
Trustor : George M. Redd and Kimberly A. Redd, husband and wife

Trustee : Transamerica Title Insurance Company
Beneficiary : David Trowbridge and Betty Trowbridge, husband and wife
which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record ~~on~~ ~~XXXXXX~~

this 10 day of December A.D. 1981 at 3:34 o'clock P.M.
duly recorded in Vol. M 81 of Deeds on page 21196

Fee \$3.00

EVELYN BIEHN, County

By Joyce M. [Signature]