

8721

WARRANTY DEED (INDIVIDUAL)

Vol. M82 Page 1207

Richard F. Malecka and Margaret Malecka, husband and wife

_____ and wife _____, hereinafter called grantor, convey(s) to
Raleigh Wirth and Diane L. Wirth, husband and wife as tenants by the
entirety
of Klamath _____, State of Oregon, described as: _____ all that real property situated in the County

GOVERNMENT LOTS 16 and 17 SECTION 21, TOWNSHIP 35, SOUTH, RANGE 7 EAST
OF THE WILLAMETTE MERIDIAN AND GOVERNMENT LOTS 43 and 46 IN SECTION 20
TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY
OF KLAMATH, STATE OF OREGON.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 \$ 225,000.00 *

Dated this 7th day of January, 19 82

Richard F. Malecka
Richard F. Malecka

Margaret H. Malecka
Margaret Malecka

STATE OF OREGON, County of Klamath) ss.

January 25, 1982 personally appeared the above named
Richard F. Malecka and Margaret Malecka
 instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 11/16/84

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)

Richard F. Malecka
Margaret Malecka

TO

Raleigh Wirth and
Diane L. Wirth

After Recording Return to:

Mr/Mrs. Raleigh Wirth
280 Castle Crest Rd.
Walnut Creek, CA 94595

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 _____ Deputy

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
2. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
3. An easement created by the instrument, including the terms and provisions thereof,
 Dated : March 9, 1923
 Recorded : March 27, 1923 Book: 61 Page: 16
 In favor of : The California Oregon Power Company
 For : Electric transmission line
 Across : The SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 20 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 21
4. An easement created by instrument, including the terms and provisions thereof,
 Dated : February 11, 1949
 Recorded : February 11, 1949 Book: 72 Page: 278
 In favor of : California Oregon Power Company
 For : Transmission and distribution of electricity over Lot 46.
5. An easement created by instrument, including the terms and provisions thereof,
 Dated : February 11, 1949
 Recorded : March 1, 1949 Book: 229 Page: 159
 In favor of : The California Oregon Power Company, a California Corporation
 For : Electric transmission line
 Across : Lot 46 of Sec. 20 and Lots 16 & 17 of Sec. 21
6. An easement created by instrument, including the terms and provisions thereof,
 Dated : June 4, 1959
 Recorded : June 12, 1959 Book: 313 Page: 293
 In favor of : California Oregon Power Company
 For : Transmission and distribution of electricity over Lot 46.
7. An agreement dated April 9, 1962, recorded April 18, 1962, in Book 336, page 611, Deed Records, between Wade Crawford and Ida M. Crawford and Frank A. DiVlio and Gertrude M. DiVlio, establishing the boundary fence line between the above mentioned parties.
8. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$80,000.00
 Dated : December 21, 1978
 Recorded : January 8, 1979 Book: M-79 Page: 520
 Mortgagor : Richard F. Malecka and Margaret Malecka, husband and wife
 Mortgagee : The Federal Land Bank of Spokane, a corporation

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

29 day of January A.D., 1982 at 3:46 o'clock p M., and duly recorded in

Vol M82 of Deeds on page 1207.

Fee \$8.00

EVELYN BIEHN

COUNTY CLERK

By [Signature] deputy