

10819

T/A 38-24384-1-J

WARRANTY DEED (INDIVIDUAL) Vol. MP Page 4547

THOMAS MC GARRY and LOUISE MC GARRY, husband and wife

, hereinafter called grantor, convey(s) to

STEPHEN W. DUNC and JOAN E. DUNC, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

(SEE LEGAL DESCRIPTION ON THE ATTACHED "EXHIBIT A")

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
as listed on the attached "Exhibit A" which is by this reference 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 \$ 22,500.00.\*

\*\*

Dated this 9th day of April, 19 82.

X Thomas F. McGarry  
THOMAS MC GARRY  
X Louise M. McGarry  
LOUISE MC GARRY

STATE OF OREGON, County of Klamath ) ss.

On this 9th day of April, 19 82 personally appeared the above named  
Thomas McGarry and Louise McGarry and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Doreen J. Cole

Notary Public for Oregon

My commission expires: 9-7-85

- \* 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)

McGarry

TO

Dunc

After Recording Return to: AND SEND TAX  
STATEMENTS TO:  
Mr. and Mrs. Stephen W. Dunc  
2046 Huron  
Klamath Falls, OR 97601

STATE OF OREGON,

)

) ss.

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 \_\_\_\_\_

Title

Deputy

82 APR 13 PM 3 44

## "EXHIBIT A"

DESCRIPTION

A parcel of land situated in the North one-half of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 29; thence from said point of beginning North 02° 16' 26" West along the West line of the East half of the NW $\frac{1}{4}$  of said Section 29, 528.01 feet to a 5/8 inch iron pin; thence South 88° 48' 32" East 1,577.21 feet to a 5/8 inch iron pin on the centerline of a private road easement described in Deed Volume M-73 at page 16734, Klamath County Deed Records; thence along said private road easement centerline the following bearings and distances: South 19° 25' 20" East 422.94 feet to a half inch iron pin; South 05° 36' 51" West 13-1.58 feet to a 5/8 inch iron pin on the South line of the North half of said Section 29; thence North 88° 48' 32" West along the South line of the said North half of Section 29, 1684.06 feet to the point of beginning.

## SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

2. An easement created by instrument, including the terms and provisions thereof, dated December 21, 1973, recorded December 31, 1973 in Book M-73 at page 16734, Microfilm Records, between Lewis L. Hagelstein and Nona B. Hagelstein and Clifford J. Emunich.

3. Contract, including the terms and provisions thereof,  
 Dated : September 18, 1975  
 Recorded : September 18, 1975 Book: M-75 Page: 11293  
 Vendor : Darlene M. Zarosinski  
 Vendee : Edmond Mahan and Eleanor A. Mahan  
 (Covers additional property) WHICH GRANTEES HEREIN DO NOT AGREE TO ASSUME AND PAY.

4. Easement contained in Contract dated September 18, 1975, recorded September 18, 1975 in Book M-75 at page 11293, Microfilm Records, 60 feet wide over a portion of property known as Simpson Canyon Road.

5. Contract, including the terms and provisions thereof,  
 Dated : August 18, 1978  
 Recorded : August 28, 1978 Book: M-78 Page: 19043  
 Vendor : Edmond Mahan and Eleanor A. Mahan  
 Vendee : Thomas McGarry and Louise McGarry  
 WHICH GRANTEES HEREIN DO NOT ASSUME AND AGREE TO PAY

6. Reservation of a road easement for ingress and egress over the West 20 feet of property lying North of Simpson Canyon Road as reserved in Contract recorded August 28, 1978 in Book M-78 at page 19043, Microfilm Records, reserved by Edmond Mahan and Eleanor A. Mahan

State of OREGON: COUNTY OF KLAMATH: ss.

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

12 day of April A.D., 1982 at 3:44 o'clock P M., and duly recorded in

Vol M 82 of Deeds on page 4547.

Fee \$ 8.00

EVELYN EIEHN

COUNTY CLERK

By [Signature] deputy