

11909

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

BRUCE H. CLARK doing business as MORTGAGE & CONTRACT PURCHASE CO. Grantor,  
conveys and warrants to ERNEST B. WALKER and LEAH E. WALKER, husband and wife  
Grantee, the following described real property  
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:  
See Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except as shown on Exhibit "A"

The true consideration for this conveyance is \$\* (Here comply with the requirements of ORS 93.030)  
This is for an assignment of vendor's interest in contract. Last sales  
price on property was \$21,000.00

Dated this 18 day of May, 19 82  
MORTGAGE & CONTRACT PURCHASE CO.  
BY: Bruce H. Clark

STATE OF OREGON, County of Lane ) ss. May 18, 19 82  
Personally appeared the above named Bruce H. Clark

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *[Signature]*  
Notary Public for Oregon—My commission expires: 7-1-84



WARRANTY DEED

Bruce H. Clark dba Mortgage &  
Contract Purchase Co. GRANTOR

Ernest B. Walker & Leah E.  
Walker GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

First Trust Escrow Co.  
700 Lawrence Street  
Eugene, Oregon 97401

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:

Walter Gordon Schmid &  
Yvonne Diane Schmid  
same as before

NAME, ADDRESS, ZIP

STATE OF OREGON

County of }

I certify that the within instru-  
ment was received for record on the  
day of , 19  
at o'clock M., and recorded  
in book on page or as  
file/reel number

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

By Recording Officer  
Deputy

A portion of the SW $\frac{1}{4}$  of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of Gordon Street and the Westerly line of Main Street as shown on the Plat of Worden; thence Northwesterly along the Southerly line of Gordon Street 330 feet, to the point of beginning; thence Southwesterly parallel to Main Street 150 feet; thence Southeasterly parallel to Gordon Street 170 feet; thence Southwesterly parallel with Main Street 50 feet; thence Northwesterly parallel with Gordon Street 500 feet; thence Northeasterly parallel with Main Street 200 feet to the Southerly line of Gordon Street; thence Southeast along the Southerly line of Gordon Street to the point of beginning.

ALSO

Beginning at the intersection of the Southerly line of Gordon Street and the Westerly line of Main Street; thence Southwesterly along the Westerly line of Main Street, 150 feet to the point of beginning; thence continuing Southwesterly 25 feet; thence Northwest parallel to Gordon Street 140 feet; thence Northeasterly parallel to Main Street 25 feet; thence Southeasterly to the point of beginning.

SUBJECT TO: Waiver of Riparian Rights, including the terms and provisions thereof, from Daniel L. Gordon and Nellie Gordon, his wife, to United States of America, dated July 5, 1905, recorded September 16, 1905 in Book 18 at page 352, Deed Records of Klamath County, Oregon.

SUBJECT TO: Agreement, including the terms and provisions thereof, between D. L. Gordon and Nellie Gordon, his wife, to United States of America, dated January 23, 1906, recorded April 21, 1906 in Book 20 at page 52, Deed Records of Klamath County, Oregon.

SUBJECT TO: Contract dated August 18, 1975, recorded August 28, 1975, in Book M-75, Page 10121, between Bertha J. Coats, Vendor, and Ernest W. Estes and Maybell R. Estes, husband and wife, Vendee; Vendees interest in contract was assigned to Walter Gordon Schmid and Yvonne Diane Schmid, husband and wife by instrument dated July 8, 1980, Recorded July 14, 1980, Book M-80, Page 13047; Vendors interest in contract was assigned to Laura May Heryford by instrument dated August 8, 1980, recorded August 11, 1980, Book M-80, Page 14959; Vendors interest in contract was then assigned to Bruce H. Clark doing business as Mortgage & Contract Purchase Co. by instrument dated April 29, 1982.

SUBJECT TO: Taxes for the year 1981-82, due, plus interest.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

WITNESSETH, COUNTY OF KLAMATH; ss.

Filed for record

this 19 day of May A.D. 19 82 at 3:46 o'clock P.M., and  
duly recorded in Vol. 182 of Deeds on Page 6201

EVELYN BIEHN, County Clerk

By Joyce McArthur

Fee \$8.00