

12387

TA-38-24585-2-17 Vol. MP Page 6970

WARRANTY DEED (INDIVIDUAL)

JACK WESLEY LE ROY and DEBRA DIANE LE ROY, husband and wife

, hereinafter called grantor, convey(s) to
THOMAS J. CONWAY and MARY L. CONWAY, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:

A tract of land situate in the Southeast quarter of Section 19,
Township 39 South, Range 10 East of the Willamette Meridian, in the
County of Klamath, State of Oregon, and being more particularly described
as follows: Beginning at an iron pipe which is 1396.34 feet North and
30.00 feet West of the Southeast corner of Section 19, Township 39 South,
Range 10 East of the Willamette Meridian, and running thence West 208.71
feet; thence South 208.71 feet; thence East 208.71 feet; thence North
208.71 feet to the point of beginning.

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 \$ 48,000.00.*Dated this 3rd day of June, 1982.

Jack Wesley LeRoy
Debra Diane LeRoy

STATE OF OREGON, County of Klamath) ss.

On the 3rd day of June, 1982 personally appeared the above named
Jack Wesley LeRoy and Debra Diane LeRoy and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Dorlene P. Addington
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:

THOMAS J. CONWAY
RT 1 Box 166
TULE LAKE, CA. 96134

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.

Title

Deputy

By _____

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. An easement created by instrument, including the terms and provisions thereof,
 Dated : April 7, 1966
 Recorded : June 16, 1966 Book: M-66 Page: 6226
 In favor of : Pacific Power & Light Co.
 For : Electric transmission line over the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 19
 3. An easement created by instrument, including the terms and provisions thereof,
 Dated : July 23, 1976
 Recorded : July 29, 1976 Book: M-76 Page: 11608
 For : An easement 30 feet in width along the North line of said premises for road purposes
 4. 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 \$29,250.00
 Dated : July 29, 1976
 Recorded : July 29, 1976 Book: M-76 Page: 11610
 Trustor : Jack Wesley LeRoy and Debra Diane LeRoy, husband and wife
 Trustee : Transamerica Title Insurance Company
 Beneficiary : United States National Bank of Oregon, an Association
 Re-recorded : November 4, 1976 Book: M-76 Page: 17594
- 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 . . . 3:30
 this 4 day of June A.D. 19 82 at o'clock P M and
 duly recorded in Vol. M 82, of Deeds on c 6970

Fee \$8.00

EV. LYN BIEHN, Clerk
 By Joyce McArthur