

WARRANTY DEED (INDIVIDUAL) Vol. m82 Page 11318

15039

David Downey and Elizabeth M. Downey
husband and wifeARNULFO R. LUMBRERAS AND CONNIE Q. LUMBRERAS,
husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:

A portion of Lot 2 of Section 12 in Township 41 South, Range 10 East
of the Willamette Meridian, being more particularly described in
legal description attached hereto and made a part hereof, shown
as Exhibit "A"

SUBJECT TO:

- 1) 1982-83 property taxes a lien not yet due and payable in an amount yet to be determined.
- 2) Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Lost River.
- 3) City Liens, if any, of the City of Merrill.
- 4) Trust Deed including the terms and provisions thereof with interest thereon and advances, if any in favor of Kathryn Merrilees in the original amount of \$33,000.00 recorded June 24, 1980 in Book M 80 Page 11574 WHICH GRANTORS HEREIN SHALL REMAIN FULLY RESPONSIBLE AND HOLDS GRANTEEES HEREIN HARMLESS THEREFROM.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
AS SHOWN ABOVE

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 \$49,500.00.

Dated this 27th day of August, 1982.

David Downey
David Downey

Elizabeth M. Downey
Elizabeth M. Downey

STATE OF OREGON, County of Klamath) ss.

August 27, 1982 personally appeared the above named
David Downey and Elizabeth M. Downey and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Mary Lou O'Leary
Notary Public for Oregon

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)

DAVID DOWNEY AND ELIZABETH DOWNEY

TO

ARNULFO R. LUMBRERAS

CONNIE Q. LUMBRERAS

After Recording Return to:

Mr & Mrs. Arnulfo R. Lumbreras
145 Main St.
Merrill, Or., 97633

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 _____ Title _____
Deputy

82 AUG 30 AM 11 05

11319

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A portion of Lot 2 of Section 12 in Township 41 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point 50 feet East and 241.5 feet South of the Section corner common to Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East a distance of 190.2 feet; thence South to the meander line on the North bank of Lost River; thence Westerly and upstream along said meander line to a point due South of the point of beginning; thence North to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 30 day of August A.D. 1982 at 11:05 o'clock A.M. and

duly recorded in Vol. M 82 of Deeds on p. c. 11318

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McArthur