

WARRANTY DEED (INDIVIDUAL)

11784

15292

HARRY DWIGHT McCABE AND KAREN ELAINE McCABE, who acquired title as Harry D. McCabe and Karen E. McCabe, husband and wife, hereinafter called grantor, convey(s) to ART A. GARREN AND BARBARA L. GARREN, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED LEGAL DESCRIPTION SHOWN IN EXHIBIT "A" AND MADE A PART HEREOF

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE 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 \$ 44,000.00 *

Dated this 1st day of September, 1982

Harry Dwight McCabe
Karen Elaine McCabe

STATE OF OREGON, County of Klamath) ss.

September 1, 1982 personally appeared the above named Harry Dwight McCabe and Karen Elaine McCabe and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary Ann Rhyling
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)

Harry Dwight McCabe
Karen Elaine McCabe
TO
Art A. Garren & Barbara L. Garren

After Recording Return to:

Mr. and Mrs. Art. A. Garren
P. O. Box 278
BONANZA, Ore., 97623

STATE OF OREGON,

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

MAIL TAX STATEMENTS TO SAME AS ABOVE By

Legal description

A portion of Tract No. 67, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the West $\frac{1}{2}$ of Tract No. 67 of Fair Acres Subdivision No. 1, as shown by the official plat thereof, running thence North along the West line of said Tract 140 feet to a point; thence East at right angles to said West line 140 feet; thence South at right angles 140 feet to the South line of said Tract; thence West 140 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year 1982-83, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.
5. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
6. Conditions and restrictions as set forth in a deed dated November 19, 1929 and recorded August 12, 1930 in Book 90 at page 539, Klamath County Deed Records, as follows: "Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct and build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain the same; said right to be for the benefit of the lands and premises adjoining the above described property."
7. 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 \$13,050.00

Dated : December 22, 1969 Book: M70 Page: 43
 Recorded : January 5, 1970
 Trustor : Harry D. McCabe and Karen E. McCabe, husband and wife
 Trustee : William Ganong
 Beneficiary : Klamath First Federal Savings and Loan Association
 of Klamath Falls, Oregon, a corporation
 TAT-2-22-77; COUNTY OF KLAMATH, ss.

Filed for record

this 7 day of Sept A.D. 1982 at 3:34 P.M., and
 duly recorded in Vol. M 82, of Deeds 11784

Fee \$8.00

By Evelyn Dean County Clerk