

15772

LOWELL O. PELLERSELS and RITA R. PELLERSELS, husband and wife

hereinafter called grantor, convey(s) to
ALBERT W. WILDER and CECELIA L. WILDER, husband and wife

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

That portion of Tract 12, JUNCTION ACRES, in the County of Klamath,
State of Oregon, more particularly described as follows:

Commencing at a point on the North line of Tract 12 of JUNCTION ACRES
SUBDIVISION 454 feet Easterly from the Northwest corner of Tract 13;
thence Easterly to the Northeast corner of Tract 12; thence South 664
feet, more or less, to the Southeast corner of Tract 12; thence Westerly
to a point due South of the point of beginning; thence North 664 feet,
more or less 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 warra 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 \$ 83,474.22 *

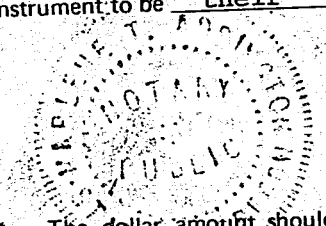
Dated this 21st day of September, 19 82.

Lowell O. Pellersels
Rita R. Pellersels

STATE OF OREGON, County of Klamath) ss.

On the 22nd day of September, 19 82 personally appeared the above named
Lowell O. Pellersels and Rita R. Pellersels, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:
Darlene 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:

Tax STATEMENTS TO:
MR. & MRS. ALBERT W. WILDER
7904 HIGHWAY 140
KLAMATH FALLS, OREGON 97601

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.

Title
By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.
 2. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
 4. Reservations of right of way for irrigation ditches and canals including the terms and provisions thereof, together with right of ingress and egress, as set out in Deed recorded August 30, 1948 in Book 224 at page 295, Deed Records.
 5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$50,000.00
- | | | |
|-----------|--|-----------------------|
| Dated | : February 8, 1980 | Book: M-80 Page: 2608 |
| Recorded | : February 8, 1980 | |
| Mortgagor | : Lowell O. Pellersels and Rita R. Pellersels | |
| Mortgagee | : State of Oregon, represented and acting by the Director of Veterans' Affairs | |

which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

6. Subject to an easement 6 feet wide for drainage ditch and the rights to enter to maintain the same as disclosed by Decree filed July 7, 1970 in Suit 67-446E, in favor of Gertrude E. Woody.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

3:41

this 22 day of Sept A.D. 1982 at o'clock P. M. i

duly recorded in Vol. M 82, of Deeds on p. 12622

EV. LYN BIEHN, County Clerk

Fee \$8.00

By

Joyce McArthur