

16335

WARRANTY DEED (INDIVIDUAL) Vol M82 Page 13666

HUGH M. JENKINS AND JOCELEAN JENKINS, husband and wife

GARRY GONG AND MARTHA ANN GONG, husband and wife, hereinafter called grantor, convey(s) to

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

A Portion of Tract 68 FAIRACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

BEGINNING at a point on the South line of Fairacres Subdivision No. 1 which point is West 30 feet and North 0°11' East, 30 feet from the corner common to Sections 35 and 36, Township 38, South, and Sections 1 and 2 Township 39 South, all in Range 9 East of the Willamette Meridian; thence North 0°11' East parallel to the East line of Tract 68, a distance of 80 feet to the true point of beginning; thence continuing North 0°11' East 183.2 feet; thence West 75.25 feet; thence South 183.2 feet; thence East 75.25 feet, more or less, to the true point of beginning.

SUBJECT TO:

- 1) 1982/83 property taxes, a lien not yet payable in an amount yet to be determined.
 - 2) Regulations, levies, liens and utility assessments of City of Klamath Falls
 - 3) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above and: 4) Regulations levies, liens Assessments, rights of way and easements of South Suburban Sanitary District: 5) Restrictions as shown ***
- 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 \$ 42,500.00 *

*** on the map of Fairacres Subdivision

6) Trust Deed in favor of Klamath First Federal S & L recorded 7/8/76 in Bk M 76 page 10342 which grantee herein assumes and agrees to pay

Dated this 28th day of September, 19 82.

Hugh M. Jenkins
Jocelean Jenkins

STATE OF OREGON, County of Klamath ss.

SEPTEMBER 28

HUGH M. JENKINS AND JOCELEAN JENKINS, 19 82 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Graydon Aylens
 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)

Hugh M. Jenkins and Jocelean Jenkins

TO

Garry Gong
Martha Ann Gong

After Recording Return to:

Mr and Mrs Garry Gong
1796 Grand Teton Drive
Milpitas, CA 95035

Mail Tax Statements to same as above County Clerk

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 13 day of Oct, 19 82 at 3:42 o'clock PM, and recorded in book M82 on page 13666 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn BiehnBy Joyce M. Thure Title

Fee \$4.00

Deputy