

18099

TA # M-38-25382-8
WARRANTY DEED (INDIVIDUAL)

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JAMES A. SOWLES and IVA L. SOWLES, husband and wife
hereinafter called grantor, convey(s) to
DAVID WILLIAM CHUBB and YVONNE C. CHUBB, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Beginning at the Southwest corner of Lot 6, Block 27 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, running thence North-easterly and parallel with Earle Street 55 feet to a point, running thence Northwesterly and parallel with Eldorado Avenue 100 feet to a point in the line between Lots 4 and 5 in said Block 27; thence Southwesterly and parallel with Earle Street 55 feet to the Northwest corner of said Lot 5; thence Southeasterly and parallel with Eldorado Avenue, 100 feet to place of beginning, being rear 55 feet of said Lot 5 and 6, Block 27, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.
2. Contract of Sale dated January 15, 1980 and recorded January 22, 1980, in Book M-80 at page 1295, Deed Records, Klamath County, Oregon, in favor of Jake, Inc., which Contract the Grantees herein do NOT assume and agree to pay and Grantors herein hold Grantees harmless therefrom.
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as specifically set forth hereinabove

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 \$ 60,000.00.

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Dated this 6th day of December, 19 82.

James A. Sowles
Iva L. Sowles

STATE OF OREGON, County of Klamath) ss.

On the 6th day of December, 19 82 personally appeared the above named James A. Sowles and Iva L. Sowles and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

W. Arlene 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:
Mr. & Mrs. David W. Chubb
1853 Earle St., City 97601
Taxes to be sent to:
Mr. & Mrs. James A. Sowles
P.O. Box 536
Kenosha, OR

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 7 day of Dec., 19 82 at 2:58 o'clock PM. and recorded in book M82 on page 17277 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Joyce McQuinn Deputy

Fee \$4.00