

21053

TA-M-25706-0

WARRANTY DEED (INDIVIDUAL)

Vol. 83 Page 3325

EDWARD L. PATZKE and OPLE V. PATZKE, husband and wife

LEE W. MC CLURE and HELEN L. MC CLURE, husband and wife

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

See Attached Exhibit "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See Attached Exhibit "A"

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 \$ 45,000.00.Dated this 3rd day of March, 19 83.STATE OF OREGON, County of Klamath) ss.On this 3rd day of MarchEdward L. Patzke and Ople V. Patzke, 19 83 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

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. Lee W. McClure
5250 Sonora Way
Carmichael, Calif.

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 _____

Deputy

DESCRIPTIONPARCEL 1

Beginning at the Southeast corner of Lot 13, Block 7, NORTHY BLY, in the County of Klamath, State of Oregon; thence West along the South line of said Lot a distance of 100 feet, more or less, to the Northeast corner of the tract of land originally conveyed by J.C. Edsall to V.D. Jones by deed recorded in Book 89 at page 593, Deed Records; thence Northeasterly in a straight line a distance of 70 feet, more or less, to a point on the Northeasterly boundary of said Lot 13, which point is 67.2 feet Northwesterly along the Northeasterly boundary of said Lot 13, from the Northeast corner of said Lot 13 and which point is the Northeast corner of property conveyed by grantors to C.S. Elliot by deed dated July 26, 1950 and recorded July 27, 1950 in Book 240 at page 491, Deed Records; thence Southeasterly along the Northeasterly boundary of said Lot 13, 67.2 feet to the Northeast corner of said lot; thence South 17°29' East along the Easterly boundary of said Lot 13, 32.6 feet, more or less, to the point of beginning, being all the portion of said Lot 13 lying East of the portion of said lot conveyed to C.S. Elliot by the deed above mentioned, together with the rights and reservations in deed to Elliot and as shown in contract with Elliot in Book 240 at page 494.

PARCEL 2

Portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning on the section line at a point 1605 feet West of the Northeast corner of the Section; thence South 150 feet; thence West 100 feet; thence North 150 feet and East 100 feet to the point of beginning.

Subject to:

1. Conditions and restrictions as set forth in a deed from A.J. Hannan, et ux., to V.D. Jones, dated August 15, 1928 and recorded December 15, 1932 in Book 99, page 286 of Klamath County Deed records. (Affects Parcel 1)
2. An easement created by instrument, including the terms and provisions thereof, recorded July 27, 1950 in Book: 240 Page: 491.
3. An easement created by instrument, including the terms and provisions thereof, recorded July 10, 1940 in Book: 130 Page: 351.
4. Rights of the public in and to any portion of the above described property lying within the limits of roads and highways.
5. An easement created by instrument, including the terms and provisions thereof, recorded June 20, 1975 in Book: M-75 Page: 7049.

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 4 day of May A.D., 1983 at 11:05 o'clock PM M, and duly recorded in Vol M 83, of Index on page. 3325-

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy

Fee \$ 8.00