

21274

M-38-25288-7  
WARRANTY DEED (INDIVIDUAL) Vol. 83 Page 3637

GUY S. TROXELL

JACK R. GIBSON and SHERBY R. GIBSON, husband and wife  
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 \_\_\_\_\_

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 \$ 45,625.00 \*Dated this 6th day of March, 19 83.Guy S. TroxellSTATE OF OREGON, County of Klamath ) ss.On this 7th day of March, 19 83 personally appeared the above named  
Guy S. Troxell and Mildred L. Troxell and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Barbara P. Addington  
Notary Public for OregonMy 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: Taxes  
Mr. & Mrs. Jack R. Gibson  
P.O. Box 5247  
Klamath Falls, OR 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"

3698

DESCRIPTION

A tract of land situated in the N $\frac{1}{4}$ SE $\frac{1}{4}$  Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin located South 0° 08' West a distance of 608.25 feet and North 89° 52' West a distance of 661.8 feet from the East quarter corner of said Section 9; thence North 0° 08' East a distance of 208.71 feet to the true point of beginning; thence North 0° 08' East 146.95 feet to a point which is South 222 feet from the South boundary of Mallory Drive; thence North 89° 52' West a distance of 208.71 feet to a point; thence South 0° 08' West a distance of 146.95 feet to a point; thence South 89° 52' East a distance of 208.71 feet to the true point of beginning.

TOGETHER WITH a strip of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point South 89° 55' 00" East 453.19 feet from the North-east corner of Lot 1, Block 3 of PINE GROVE RANCHETTES, a duly recorded subdivision plat, said point being on the Southerly right of way line of Mallory Drive; thence continuing South 89° 55' 00" East 14.00 feet; thence South 00° 08' 00" West 222.00 feet; thence North 89° 55' 00" West 14.00 feet to the Easterly line of that tract of land described in Deed Volume 74, page 15447, as recorded in the Klamath County Deed Records; thence North 00° 08' 00" East, along said Easterly line and the Easterly line of that tract of land described in Deed Volume M-68 at page 2191 of said deed records, 222.00 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 10th day of March A.D. 1983 at 3:28 clock P.M. of  
duly recorded in Vol. M83, of Deeds on a 3697

By EVELYN BIEHN, County Clerk

\$8.00