

23892

T/A #M-38-26038-7

WARRANTY DEED (INDIVIDUAL)

Vol. 483 Page 8171

FRANK H. BROWN and ALICE O. BROWN, husband and wife

MICHAEL RALPH ANZO and JUDY JANE ANZO, husband and wife

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

'83 MAY 25 PM 3 32

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 \$ 38,000.00

Dated this 25th day of May, 19 83.

Frank H Brown
Alice O Brown

STATE OF OREGON, County of Klamath) ss.

On the 25th day of May, 19 83 personally appeared the above named
Frank H. Brown and Alice O. Brown and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Darlene J. 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: Tapes:

Mr. + Mrs. Michael Ralph Anzo
3905 Mack Ave
City, 97601

STATE OF OREGON,

County of

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

Title

EXHIBIT "A"

Beginning at a point which lies North 1° 14' West a distance of 680.3 feet and South 89° 26' West a distance of 913.0 feet from the iron pin which marks the section corner common to Section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: continuing South 89° 26' West a distance of 67.00 feet; thence North 1° 14' West, a distance of 143.9 feet to the South boundary of Townsend Tracts; thence North 89° 24' East along said boundary, 67.00 feet; thence South 1° 14' East a distance of 143.9 feet, more or less to the point of beginning, in the S½S½N½SE½SE½ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Reserving to the grantor a 5 foot wide easement for a water main, described as follows: Beginning at a point which lies North 1° 14' West 680.3 feet and South 89° 26' West 946.5 feet from an iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence West along the North line of Mack Street to the East right of way line of the U.S.R.S. 1-C Drain; thence North along said Drain 5 feet; thence East to a point 5 feet North of the point of beginning; thence South to the point of beginning.

Reserving to the grantor a 5 foot wide easement for a sewer line, the center line is described as follows: Beginning at a point which lies North 1° 14' West 695.3 feet and South 89° 26' West 970 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South-westerly in a straight line to the North line of Mack Street to a point which lies 21.1 feet East of the Easterly right of way of the U.S.R.S. 1-C Drain and which is the terminus of this easement.

The foregoing reservations are hereby approved:

Michael Ralph Arzo
Judy Jane Arzo

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 3. An easement, including the terms and provisions thereof, as set forth in deed recorded August 11, 1944 in Deed Volume 168 at page 6, for ditches and pipe lines to convey water across the North end of said lot.
 4. Reservations, restrictions and 20 foot building set back line, including the terms and provisions thereof, as set out in deed recorded August 11, 1944 in Deed Volume 168 at page 6.
 5. An easement created by instrument, including the terms and provisions thereof,
- Recorded : August 5, 1982 Book: M-82 Page: 10048
In favor of : C P National Corporation
(5 feet along East boundary)

FB
A.O.B.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 25th day of May A.D. 1983 at 3:32 P.M., and

duly recorded in Vol. M83, of 2 deeds on file 8171.

8.00 fee

EVELYN BIEHN, County Clerk

By *[Signature]*