

26621

TA # M-38-26433-8
WARRANTY DEED (INDIVIDUAL)

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THEODORE NEZ, SR. and POLLY NEZ, as tenants by the entirety
GORDON R. McDONALD, hereinafter called grantor, convey(s) to
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED DESCRIPTION MARKED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
THOSE CONTAINED IN EXHIBIT "A" ATTACHED HERETO

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 \$ 47,000.00.*

Dated this 4 day of August, 19 83.

THEODORE NEZ, SR.

POLLY NEZ

STATE OF OREGON, County of Klamath) ss.

August 4, 19 83 personally appeared the above named
THEODORE NEZ, SR. and POLLY NEZ and acknowledged the foregoing
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)

THEODORE NEZ, SR.

POLLY NEZ

TO

GORDON R. McDONALD

After Recording Return to: F. tapes
Mr. Gordon R. McDonald
2615 Crest St.
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.

By Deputy

A tract of land situated in Tract 22, GIENGER'S HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Hilyard Avenue, said point situated South 89° 30' West (South 89° 55' West by plat) 165.00 feet from the Southeast corner of said Tract 22; thence North 00° 30' West 225.05 feet to the Southwesterly right of way line of the WeyCo. Railroad (formerly O.C. & E Railroad), said line also being the Northerly line of said Tract 22; thence North 67° 00' West (North 67° 15' West by plat) 87.24 feet; thence South 00° 30' East 259.84 feet; thence North 89° 30' East (North 89° 55' East by plat) 80.00 feet to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$39,600.00

Dated : April 14, 1978 Book: M-78 Page: 7295
 Recorded : April 14, 1978
 Trustor : Theodore Nez, Sr. and Polly Nez, husband and wife
 Trustee : William Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Association,
 a corporation

which, Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 5 day of AUG A.D. 19 83
 at 10:50 o'clock A M. and duly
 recorded in Vol. M83 of DEEDS
 Page 12938

EVELYN BIEHN, County Clerk

By [Signature] Deputy

8.00