

29194

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T/A # M-38-26608-0
WARRANTY DEED

JAMES M. TRUTTMAN, Grantor, conveys and warrants to
KENNETH W. CARR, Grantee, the real property described on
Exhibit A attached hereto and made a part hereof, free of
encumbrances except as specifically set forth therein.

The true consideration for this conveyance is One Hundred
Thousand and No/100 (\$100,000.00) Dollars, plus other property
and value given and promised.

DATED this 15th day of September, 1983.

James M. Truttman
James M. Truttman, Grantor

STATE OF CALIFORNIA)
County of SISKIYOU) ss.

Personally appeared the above-named James M. Truttman,
and acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me this 26th day of September, 1983.



Garnet A. Price
Notary Public for
My Commission Expires: 12-3-84

Until a change is requested, all future tax statements shall
be sent to:

Kenneth W. Carr

at: c/o John Moody

P.O. Box 688, Yreka, Calif. 96097

Return To: Kenneth W. Carr
2420 Shannon Drive
So. San Francisco, Calif. 94080

1 - WARRANTY DEED

EXHIBIT A

17280

Parcel 1

A tract of land situated in the NW1/4 of section 3, T39S, R9EWM, Klamath County, Oregon, being a portion of Lot 3, Block 3, Tract 1080-Washburn Park, a duly recorded subdivision, and Parcel 2 of deed volume M77, page 648, of the Klamath County deed records, said tract being more particularly described as follows:

Beginning at the southeast corner of said Lot 3; thence N89°25'10"W, along the northerly line of Crosby Ave., 165.00 feet; thence N00°34'50"E 258.27 feet to the northerly line of said Lot 3; thence S89°56'30"E, along said northerly lot line and its extension, 223.44 feet to the westerly right of way line of the railroad; thence S00°14'04"W, along said right of way line, 260.31 feet to the point of beginning, Crosby Ave.; thence N89°25'10"W 60.00 feet to the said northerly line of containing 1.33 acres (58,137 sq. ft.), with bearings based on said Tract 1080-Washburn Park, the above described tract of land being subject to a 10-foot South Suburban Sanitary District sewer easement adjacent to and parallel with its easterly line as indicated in deed volume 301, page 479, of said county deed records.

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Washburn Park.

4. An easement created by instrument, including the terms and provisions thereof,
Dated : June 26, 1958 Book: 301 Page: 479
Recorded : July 31, 1958
In favor of : South Suburban Sanitary District.
(Portion Sec. 3, Twp 39 S., R 9 EWM.)

5. An easement created by instrument, including the terms and provisions thereof, as disclosed by Warranty Deed
Dated : February 26, 1968 Book: M-68 Page: 1534
Recorded : February 27, 1968
Reserving : An easement to connect with sewer lines
(Affects portion Sec. 3, Twp 39 S., R 9 EWM.)

Exhibit "A-1"

6. 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 \$240,000.00

Dated : December 10, 1982
Recorded : December 15, 1982
Trustor : James M. Truttman

Book: M-82

Page: 17810

Trustee : Transamerica Title Insurance Company
Beneficiary : Scott Valley Bank, a California banking corporation

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

of this 10 day of Oct. A.D. 19 83
at 10:46 o'clock A M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee \$12.00