

30295

TA-6-38-26796-6
WARRANTY DEED (INDIVIDUAL)

Vol. 183 Page 19130

KENNETH KNIGHT and JUDY KNIGHT, husband and wife
CARL P. ZIEGENHIRT and LINELLE T. HUDDIN, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

The N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, LESS a 60 foot road right of way recorded June 11, 1958 in Miscellaneous Volume 12 at page 623.

THE GRANTOR(S) WARRANTS THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 20,000.00 *

7 PM 3 27
7 NOV 83

Dated this 27th day of October, 19 83.

Kenneth N Knight
Judy D Knight

STATE OF OREGON, County of Klamath) ss.

On the 27TH day of October, 19 83 personally appeared the above named Kenneth Knight and Judy Knight and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan A. [Signature]
Notary Public for Oregon
My commission expires: 11-23-86

* 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)

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 Title Deputy

After Recording Return to:

Tax & Statements to:
Carl P. Ziegenhirt + Linelle L. Huddon
2550 Poplarwood Way
San Jose, Calif.

EXHIBIT "A"

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations, including the terms and provisions thereof, for pole line easement, public roads, railroads and pipelines, set forth in Deed recorded June 26, 1958 in Deed Volume 300 at page 339, and in Deed Volume 300 at page 337.
3. Reservations of all subsurface rights, except water, in trust of Chauncy Miller Lotches, as set forth in Deed recorded June 26, 1958 in Deed Volume 300 at page 339, and in Deed Volume 300 at page 337.
4. Reservations and restrictions as set forth in right of way easement deed from Joe Vigil and Jane Vigil, husband and wife, to United States of America, recorded March 9, 1965 in Deed Volume 360 at page 65.
5. Contract, including the terms and provisions thereof,

Dated : June 30, 1978

Recorded : July 12, 1978

Vendor : Edna M. Long

Vendee : Kenneth Knight and Judy Knight

Book: M-78 Page: 14965

which Contract the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Contract and Grantor holds Grantees harmless therefrom.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 7th day of Nov. A.D. 19 83
 at 3:27 o'clock P M, and duly
 recorded in Vol. M83 of Deeds
 Page 19130

EVELYN BIEHN, County Clerk

By Am Smith Deputy

Fee 8.00