

37787

ATC-8-27677

WARRANTY DEED (INDIVIDUAL) Vol. 148/ Page 10060

LELAND C. JONES and ELLEN M. JONES, husband and wife  
hereinafter called grantor, convey(s) to  
WILLIAM A. EVANS and VERENA M. EVANS, husband and wife  
of Klamath, State of Oregon, described as: all that real property situated in the County

See Attached Exhibit "A"

THIS INSTRUMENT DOES NOT GUARANTEE 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 \$ 57,900.00 \*

Dated this 7th day of June, 1984.

Leland C. Jones

Ellen M. Jones

STATE OF OREGON, County of Klamath ) ss.

On this 15th day of June, 1984 personally appeared the above named  
Leland C. Jones and Ellen M. Jones and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Susan C. Batzke  
Notary Public for Oregon

My commission expires: 11-2-86

- \* 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)

TO

After Recording Return to:

TAX & STATEMENTS TO:  
Mr. & Mrs. William A. Evans  
1728 Logan  
Klamath Falls, Oregon  
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 Title  
Deputy

## EXHIBIT "A"

DESCRIPTION

A parcel of land situated in portions of Lots 5 and 6 of VICORY ACRES, in Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Logan Street from which point a  $\frac{1}{2}$ " iron pin marking the Southeast corner of Lot 6, Vicory Acres bears South  $00^{\circ} 38' 00''$  East 133.05 feet distant; thence South  $89^{\circ} 03' 30''$  West 100.00 feet; thence North  $00^{\circ} 38' 00''$  West 9.19 feet; thence South  $89^{\circ} 03' 30''$  West 20.00 feet; thence North  $0^{\circ} 38' 00''$  West 67.81 feet; thence North  $89^{\circ} 03' 30''$  East 16.67 feet; thence North  $0^{\circ} 38' 00''$  East 5.00 feet; thence North  $89^{\circ} 03' 30''$  East 103.33 feet to a point on the Westerly right of way line of Logan Street; thence along said right of way line South  $00^{\circ} 38' 00''$  East 82.00 feet to the point of beginning.

## Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Vicory Acres.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 Book M-83 at page: 8062.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 15 day of June A.D. 19 84  
 at 3:29 o'clock P M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 10060

EVELYN BIEHN, County Clerk

By Sam Smith DeputyFee 8.00