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04-42129 *me* 38-27864

WARRANTY DEED (INDIVIDUAL) Vol. 1784 Page 13503

STUART G. JOHNS and LINA K. JOHNS, husband and wife
MATTHEW ALLEN BAUERMEISTER and DEBORAH L. BAUERMEISTER, husband and wife,
as to an undivided $\frac{1}{2}$ interest; and **
of Klamath, State of Oregon, described as: all that real property situated in the County

Beginning at a point 720 feet East and 462 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway, and which iron pin is 30 feet East of the center of a road intersecting said Highway from the North, and 30 feet North of the center of said Highway; thence East 270 feet; thence North 132 feet; thence West 270 feet; thence South 132 feet to the place of beginning.

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 \$ 42,500.00.
** JAMES PRICE and MARJORIE PRICE, husband and wife, as to an undivided $\frac{1}{2}$ interest.

Dated this 23rd day of July, 19 84.

STATE OF OREGON, County of KLAMATH
By: James & Marjorie Price ss. Her Attorney in Fact
Stuart G. Johns AUGUST 3, 19 84 personally appeared the above named instrument to be HIS voluntary act and deed. and acknowledged the foregoing

Before me:

Rount & Tucaw
Notary Public for Oregon

My commission expires: 10-13-86

* 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

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 3rd day of August, 19 84

Stuart G. Johns

Lina K. Johns

who, being duly sworn (or affirmed), did say that he is the attorney in fact for
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Rount & Tucaw

(Signature)

Vice President

Commission Expires 10-13-86

EXHIBIT "A"

SUBJECT TO:

1. Reservations and restrictions imposed by Governmental statutes, rules, and regulations and all contracts with and conveyances to the United States of America and/or Enterprise Irrigation District relating to irrigation, drainage and/or reclamation of said lands and to the liens and charges connected therewith; and also all rights of way and easements heretofore conveyed or in use in connection therewith.
2. Reservations and restrictions as shown in Deed from A. J. Simmers, et ux., to Warner Carr et ux., dated June 29, 1940 and recorded July 3, 1940 in Volume 130 at page 267 of Deed Records of Klamath County, Oregon, as follows: "Not more than 2 hogs shall be kept on said premises at any one time, except rights of way for irrigation and/or ditches."
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

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

on this 6th day of Aug. A.D. 19 84
 at 11:28 o'clock A M, and duly
 recorded in Vol. M84 of Deeds
 Page 13503

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 8.00

Return to

KFFSK

Shasta Playa Beach

K. Falls OR