

MOODY, TRUTTMAN & MEAMBER, a California Partnership consisting of John Moody, James M. Truttman and Jon Meamber
KENNETH W. CARR, hereinafter called grantor, convey(s) to
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.

84 SEP 10 PM 3 38

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 \$ 80,000.00

Dated this 28th day of August, 1984

X Jon J. Meamber
X James M. Truttman
X John Moody

(Individual)

STATE OF CALIFORNIA
COUNTY OF Siskiyou } ss.

On September 11, 1984 before me, the undersigned, a Notary Public in and for
said State, personally appeared John Moody above named
the foregoing

STAPLE HERE
I, _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature Patricia D. Fryer



(This area for official notarial seal)

consideration." (Indicate which)

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WARRANTY DEED (INDIVIDUAL)

Moody, Truttman & Meamber
TO
Kenneth W. Carr

After Recording Return to:
Kenneth W. Carr.
2420 Shannon Drive
So San Francisco, CA
94080

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

DESCRIPTION

PARCEL 1:

15940

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of Lot 3, Block 3, Tract 1080-WASHBURN Park, said tract being more particularly described as follows:

Beginning at a point on the Northerly line of Crosby Avenue, said point being North 89° 25' 10" West 225.00 feet from the Southeast corner of said Lot 3; thence North 89° 25' 10" West, along said Northerly line of Crosby Avenue, 184.20 feet; thence North 00° 34' 50" East 256.59 feet to the Northerly line of said Lot 3; thence South 89° 56' 30" East, along said Lot line, 184.21 feet; thence South 00° 34' 50" West 258.27 feet to the point of beginning, with bearings based on said Tract 1080-Washburn Park.

PARCEL 2:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of Lot 3, Block 3, Tract 1080-Washburn Park, said tract being more particularly described as follows:

Beginning at a point on the Northerly line of Crosby Avenue, said point being North 89° 25' 10" West 409.20 feet from the Southeast corner of said Lot 3; thence North 89° 25' 10" West, along said Northerly line of Crosby Avenue 202.38 feet; thence North 00° 04' 50" East 254.72 feet to the Northerly line of said Lot 3; thence South 89° 56' 30" East, along said Lot line, 204.60 feet; thence South 00° 34' 50" West 256.59 feet to the point of beginning, with bearings based on said Tract 1080-Washburn Park.

SUBJECT TO: 1. Regulations, including lievies, 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, as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062. 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, recorded July 31, 1958 in Book 301 at page 479 in favor of South Suburban Sanitary District. (Port. Sec. 3, Twp. 39 S., R. 9 EWM) 5. An easement created by instrument, including the terms and provisions thereof, dated February 26, 1968, recorded February 27, 1968 in Book M-68 at page 1534, reserving an easement to connect with sewer lines (affects portion Sec. 3, Twp. 39 S., R 9 EWM).

STATE OF CALIFORNIA

COUNTY OF Shasta

ss.

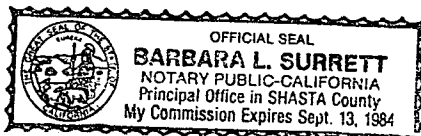
On this the 10th day of September 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared Jon F. Meamber and James M. Truttman

~~XXXXXX~~ personally known to me or proved to me on the basis of satisfactory evidence to be the person s who executed the within instrument as two of partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same. WITNESS my hand and official seal.

Signature

Barbara L. Surret

FOR NOTARY SEAL OR STAMP



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 14 day of Sept. A.D. 1984 at 8:38 o'clock P.M., and
duly recorded in Vol. M84, of Deeds on page 15939

EVELYN BIEHN, County Clerk

By [Signature]

Fee: \$8.00