

JAMES R. ZIGLER and NORA J. ZIGLER, husband and wife

CARL P. CLEMENT and E. WILHELMINA CLEMENT, hereinafter called grantor, convey(s) to
CLEMENT & KAREN CLEMENT, husband and wife & C. PRESTON
of Klamath, State of Oregon, described as: NOT as tenants in common but with the
right of survivorship.

A tract of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the North center of Section 1; thence East to the Northwest corner of deed 258/670; thence South 742.4 feet to the true point of beginning; thence East 165.6 feet; thence South 139.3 feet; thence West 165.6 feet; thence North 139.3 feet to the point of beginning.

EXCEPTING THEREFROM the South 20 feet.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See above

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 \$ 82,500.00.

- .. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Dated this 1st day of April, 19 81.

James R. Zigler
Nora J. Zigler

STATE OF OREGON, County of Klamath) ss.

On the 2nd day of April, 19 81, personally appeared the above named James R. Zigler and Nora J. Zigler and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Marlene L. Adkins

Notary Public for Oregon

My commission expires: 3-28-85

- * 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 whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Clement
1035 Sanford
Coos Bay, OR 97420

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of December, 19 84 at 3:31 o'clock P.M. and recorded in book M34 on page 21163 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Bielm

Klamath County Clerk

Title

By Pam Smith Deputy