

51328

Aspen Title #M-28618
WARRANTY DEED (INDIVIDUAL)

Vol. 1185 Page 11603

LUDWIG J. WOELFL and EDITH M. WOELFL, husband and wife
JOSEPH M. LUARCA and JANET E. LUARCA, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

The S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 24, Township 36 South, Range 10 East of the Willamette Meridian,
in the County of Klamath, State of Oregon.

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.

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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 \$ 25,500.00 *

Dated this 21st day of March, 19 85.

CALIFORNIA
STATE OF OREGON, County of

Ludwig J. Woelfl and Edith M. Woelfl
instrument to be their voluntary act and deed, 19 85 personally appeared the above named
and acknowledged the foregoing

See attached
for notary.

Before me:

Notary Public for Oregon/ California
My commission expires:

* 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)

Ludwig J. Woelfl
Edith M. Woelfl
TO
Joseph M. Luarca
Janet E. Luarca

After Recording Return to: & Taxes!
Mr. & Mrs. Joseph M. Luarca
645 Irving Drive
Burbank, CA 91504

STATE OF OREGON,

County of)
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"

SUBJECT TO:

11604

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Subject to rules and regulations of Fire Patrol District.
3. Easement, including the terms and provisions thereof, for joint user roadways, as set forth in "Exhibit A" in instruments recorded March 30, 1970 in Book M-70 at page 2449; recorded August 25, 1970 in Book M-70 at page 7474; recorded March 18, 1971 in Book M-71 at page 2315; recorded May 13, 1970 in Book M-70 at page 3950; recorded May 13, 1970 in Book M-70 at page 3957; recorded June 10, 1974 in Book M-74 at page 7086; recorded November 5, 1974 in Book M-74 at page 14300; recorded November 5, 1974 in Book M-74 at page 14302; recorded November 5, 1974 in Book M-74 at page 14304; recorded May 16, 1975 in Book M-75 at page 5322; recorded January 27, 1975 in Book M-75 at page 1143; recorded September 24, 1973 in Book M-73 at page 12848; recorded June 27, 1975 in Book M-75 at page 7290, All Microfilm Records, Klamath County, Oregon.
4. Easement, including the terms and provisions thereof,
 For : A roadway 60 feet wide
 In favor of : The owners of the E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 23 and W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 24, Twp 36 S., Range 10 EWM
 Recorded : March 6, 1980
 Book : M-80
 Page : 4232
5. Easement, including the terms and provisions thereof,
 For : A roadway 30 feet wide
 In favor of : The owners of the W $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 24 and the E $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 23, Twp 36 S., R 10 EWM
 Recorded : April 17, 1980
 Book : M-80
 Page : 7183
6. Easement, including the terms and provisions thereof,
 For : The right to bury and maintain underground telephone utilities
 In favor of : Telephone Utilities of Eastern Oregon
 Recorded : August 3, 1984
 Book : M-84
 Page : 13388

State of CALIFORNIA

County of ORANGE

} ss.

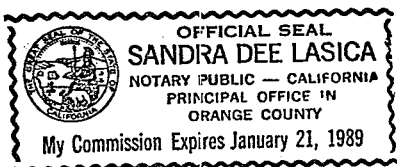
On this the 25 day of March 1985, before me,

Sandra Dee Lasica

the undersigned Notary Public, personally appeared

Ludwig and Edith Woelfl

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged that they executed it.
 WITNESS my hand and official seal

Sandra Dee Lasica
Notary's Signature

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22nd day of July A.D., 1985 at 3:32 o'clock P.M., and duly recorded in Vol. M85 of M Deeds on Page 11603

FEE \$9.00

Evelyn Biehn
By _____County Clerk
