

# 3862

WARRANTY 92193

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This Indenture Witnesseth, MTC-203540  
THAT JAMES R. LARIMER and VICKIE E. LARIMER (who was  
formerly Vickie E. Carr), husband and wife,  
hereinafter known as grantors for the consideration hereinafter recited,  
have bargained and sold, and by these presents do grant, bargain, sell and convey unto  
NELDA ANN BUNKER,  
her heirs and assigns, the following described premises, situated in Klamath County,  
Oregon, to-wit:

A parcel of land known as Homedale Garden Tracts No. 11 Unplatted in the S $\frac{1}{2}$  of the  
NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meri-  
dian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the center line of a 60-ft. roadway from which the quarter  
section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the  
Willamette Meridian, bears South 89°28' West along the said roadway center line 719.0  
feet and South 0°09' East along the North and South center line of said Section 11 as  
marked on the ground by a well established fence line 1663.96 feet; and running thence  
from said beginning point South 0°16' East 338.8 feet more or less to a point on the  
South boundary line of the said S $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of the said Section 11; thence South  
89°31 $\frac{1}{2}$ ' East along the said boundary line 128.2 feet; thence North 0°16' West 341.0  
feet, more or less, to the center line of the before-mentioned roadway; thence South  
89°28' West 128.2 feet, more or less, to the place of beginning.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City  
of Klamath Falls; Regulations, including levies, assessments, water and irrigation  
rights and easements for ditches and canals of Klamath Irrigation District; Regulations,  
including levies, liens, assessments, rights of way and easements of the South Suburban  
Sanitary District; Covenants, easements and restrictions, but omitting restrictions,  
if any, based on race, color, religion or national origin, imposed by instrument re-  
corded November 23, 1942, in Book 151 at page 278, and recorded June 28, 1945 in Book  
177 at page 363; Easements and rights of way of record and those apparent on the land,  
if any.

The true and actual consideration for this transfer is \$ 34,500.00 ~~xxxxxx~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee,  
her heirs and assigns forever. And the said grantors do hereby covenant to and with the said  
grantee, her heirs and assigns, that they are the owners in fee simple of said premises;  
that they are free from all incumbrances, except those above set forth,  
and that they will warrant and defend the same from all lawful claims whatsoever, except those  
above set forth.

IN WITNESS WHEREOF, they ha ve hereunto set their hands and seals  
this 15th day of April, 19 82.

(SEAL)

James R. Larimer

(SEAL)

(SEAL)

Vickie E. Larimer

(SEAL)

STATE OF OREGON, County of Klamath

) ss.

April 15, 19 82

Personally appeared the above named JAMES R. LARIMER and VICKIE E. LARIMER (who was  
formerly Vickie E. Carr), husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Arlene P. Addington

Notary Public for Oregon.

My commission expires 3-22-85

After recording return to:

Until a change is requested, all tax statements  
shall be sent to the following name and address:

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was re-  
ceived for record on the 3rd day of Oct.  
19 88, at 3:49 o'clock P. M., and recorded in book  
M88 on page 16538 Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Rauline Mickelson

Deputy

Fee \$8.00

88 OCT 3 PM 3 49