

WARRANTY DEED

CECIL E. and BARBARA A. LAYMAN, husband and wife,
hereinafter called Grantor, convey to KENNETH and MARGARET
ENGSTROM, husband and wife, hereinafter called Grantee, the
following described real property:

SW1/4SW1/4 of NE1/4 of Section 13, Township 23 South,
Range 9 East of the Willamette Meridian, Klamath County,
Oregon.

SUBJECT TO: Taxes for the fiscal year 1978-79, a lien,
but not yet due and payable.

SUBJECT TO: Rights of the public in and to any portion
of the herein described premises lying within the limits
of streets, roads or highways.

SUBJECT TO: An Easement, including the terms and pro-
visions thereof, recorded April 6, 1978 in Volume M78,
page 6586, Microfilm Records of Klamath County, Oregon,
as follows: "easement crossing the SW1/4 of the SW1/4
of the NE1/4 consisting of the eastmost 30 feet starting
at Paul Drive (county road) going north."

SUBJECT TO: Right of Way Easement, including the terms
and provisions thereof, granted to Midstate Electric
Cooperative, Inc., a cooperative corporation, for electric
transmission and distribution system, recorded in Volume 258,
page 415, Records of Klamath County, Oregon.

SUBJECT TO: Reservations as contained in Deed recorded
May 12, 1970 in Volume M79, page 3775, Microfilm Records
of Klamath County, Oregon, as follows: "Subject to
easements of record, reservations in patent and established
easements of roads, irrigation canals and ditches, and
power and utility transmission lines."

SUBJECT TO: Reservations as contained in Deed recorded
October 23, 1974 in Volume M74, page 13831, Microfilm
Records of Klamath County, Oregon, as follows: "RESERVING
unto the Grantor, until such time that the N1/2NE1/4 of
Section 13, Township 23 South, Range 9 E.W.M., Klamath
County, Oregon is conveyed by Deed to Grantee, an easement
for ingress and egress of a sufficient width for automobile
traffic from the present County or public road that crosses
the South portion of the property conveyed by this deed to
the NE1/4NE1/4 of said Section 13."

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SUBJECT TO: For the use and benefit of the public in perpetuity, an easement of way 30 feet on all sides of the property.

and covenant that Grantor is the owner of the above described property free of all encumbrances except as above described 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 \$19,000.00.

DATED this 17 day of September, 1978.

Cecil E. Layman
CECIL E. LAYMAN
Barbara A. Layman
BARBARA A. LAYMAN

STATE OF Oregon)
County of Deschutes) ss.

Personally appeared CECIL E. LAYMAN and BARBARA A. LAYMAN and acknowledged the foregoing instrument to be their voluntary act. Before me:

AFTER RECORDING RETURN TO:

Kenneth & M. Engstrom
4123 SE 46th St.
Portland, Or. 97206

Shirley A. Harvey
NOTARY PUBLIC FOR
My Commission Expires: 2-7-81

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Key Title Co.
on this 12th day of April A.D., 19 89
at 11:16 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 6180
Evelyn Biehn County Clerk
By Douglas Muelensieck
Deputy.

Fee, \$13.00

WARRANTY DEED - 2 and Robinson & Brown
Final ATTORNEYS AT LAW
126 N.E. FRANKLIN AVENUE
BEND, OREGON 97701

