

TA 6770

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

JAMES R. GUERIN and THELMA A. GUERIN, husband and wife, Grantor,  
conveys and warrants to LARRY HOLTZMAN and LEXIE HOLTZMAN, husband and wife,  
Grantee, the following described real property  
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

SEE ATTACHED LEGAL DESCRIPTION, MARKED EXHIBIT "A," MADE A PART HEREOF.  
SUBJECT TO: 1. Reservations, restrictions, rights-of-way and ease-  
ments of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except as hereinabove set forth.

The true consideration for this conveyance is \$ 85,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 26<sup>th</sup> day of July, 1976

James R. Guerin  
Thelma A. Guerin

STATE OF OREGON, County of Klamath, ss. July 26, 1976

Personally appeared the above named James R. Guerin and Thelma A. Guerin, husband and wife,

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

Before me:

Notary Public for Oregon—My commission expires: 3-21-77

## WARRANTY DEED

JAMES R. GUERIN and THELMA A. GUERIN  
LARRY HOLTZMAN & LEXIE HOLTZMAN  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

KCTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

## STATE OF OREGON

County of

I certify that the within instru-  
ment was received for record on the  
day of 19  
at o'clock M., and recorded  
in book on page or as  
file/real number  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

By Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

89 OCT 23 AM 9 22

## DESCRIPTION

Beginning at an iron pin on the Southerly right-of-way line of the Weed-Klamath Falls Highway, which lies North  $0^{\circ} 43'$  West along the West Section line a distance of 629 feet and North  $44^{\circ} 50\frac{1}{2}'$  East along the said Southerly right-of-way line a distance of 438 feet and North  $45^{\circ} 09\frac{1}{2}'$  West a distance of 20 feet and North  $44^{\circ} 50\frac{1}{2}'$  East a distance of 50 feet from the iron pin which marks the quarter corner to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence:

Continuing North  $44^{\circ} 50\frac{1}{2}'$  East along said Highway line a distance of 160.5 feet to an iron pin which marks the point of curvature of a  $2^{\circ} 57'$  curve to the left; thence following the arc of a  $2^{\circ} 57'$  curve to the left a distance of 39.5 feet to an iron pin (the long chord of this curve bears North  $44^{\circ} 15\frac{1}{2}'$  East a distance of 39.5 feet); thence South  $46^{\circ} 19\frac{1}{2}'$  East along a radial line a distance of 320 feet to an iron pin; thence following the arc of a  $2^{\circ} 32'$  curve to the right (the long chord of this curve bears South  $44^{\circ} 15\frac{1}{2}'$  West a distance of 45.95 feet) a distance of 45.95 feet to an iron pin; thence South  $44^{\circ} 50\frac{1}{2}'$  West tangent to the curve a distance of  $60\frac{1}{2}$  feet to an iron pin; thence South  $44^{\circ} 50\frac{1}{2}'$  West a distance of 100 feet to a point; thence North  $45^{\circ} 09\frac{1}{2}'$  West a distance of 320 feet, more or less, to the point of beginning, said tract being in the West  $\frac{1}{2}$  NW $\frac{1}{4}$  of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

AND ALSO, Beginning at an iron pin which lies North  $0^{\circ} 43'$  West along the West section line a distance of 629 feet and North  $44^{\circ} 50\frac{1}{2}'$  East along the Southerly right-of-way line of the Weed-Klamath Falls Highway a distance of 438 feet and North  $45^{\circ} 09\frac{1}{2}'$  West along the right-of-way line a distance of 20 feet and North  $44^{\circ} 50\frac{1}{2}'$  East along the right-of-way line a distance of 210.5 feet and thence South  $45^{\circ} 09\frac{1}{2}'$  East a distance of 320 feet from the iron pin which marks the quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, and running thence:

Continuing South  $45^{\circ} 09\frac{1}{2}'$  East 300 feet to a point; thence South  $44^{\circ} 50\frac{1}{2}'$  West 160.5 feet to a point; thence North  $45^{\circ} 09\frac{1}{2}'$  West 300 feet to a point; thence North  $44^{\circ} 50\frac{1}{2}'$  East 160.5 feet to the point of beginning.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.  
on this 23rd day of Oct. A.D., 19 89  
at 9:22 o'clock AM. and duly recorded  
in Vol. M89 of Deeds Page 20156  
By Evelyn Biehn County Clerk  
By Darlene Nielsen Deputy.

Fee, \$13.00

EXHIBIT "A"

Real Property Transaction - Guerin to Holtzman