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56213

WARRANTY DEED (INDIVIDUAL)

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mtc 1396-6167
JOHN S. KRONENBERGER and JOHN P. KRONENBERGER, JR.

hereinafter called grantor, convey(s) to
JAMES L. OWENS and VALERIE JEAN OWENS, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

That portion of the SW $\frac{1}{4}$ Section 24, and the N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 25, lying
East of the Southern Pacific Railroad and Westerly of the center thread
of the Williamson River, in Township 32 South, Range 7 East of the
Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public and of governmental bodies in that portion of
the above described property lying below the high water mark of William-
son River and the ownership of the State of Oregon in that portion lying
below the high water mark thereof.
2. An easement created by instrument, including the terms and provisions
thereof, dated June 27, 1928, recorded August 10, 1928 in Book 82 at
page 128, in favor of The Pacific Telephone and Telegraph Company, for
easements and right of way. (Affects NW $\frac{1}{4}$ of Section 25; and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of
Section 24, Township 32 South, Range 7 East of the Willamette Meridian)

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 \$ 71,440.86.

Dated this 31st day of December, 19 80.

MOUNTAIN TITLE COMPANY, . has recorded this
instrument by request as an accommodation only,
and has not examined it for its validity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

John S. Kronenberger
John P. Kronenberger JR

STATE OF OREGON, County of Klamath) ss.

On this 31st day of December, 19 80 personally appeared the above named
John S. Kronenberger & John P. Kronenberger, Jr. and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me;
Catherine M. [Signature]
Notary Public for Oregon
My commission expires: 6-2-85

- * 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/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO _____

After Recording Return to: and [Signature]
Steven Brewer
6950 Arabella Way
Sacramento, Calif
95831

STATE OF OREGON,)
County of Klamath) ss.
I certify that the within instrument was received for record
on the 11th day of Jan., 19 93
at 10:07 o'clock A.M. and recorded in book M93
on page 728 Records of Deeds of said County.
Witness my hand and seal of County affixed.
Evelyn Biehn
County Clerk Title
By [Signature] Deputy

Fee \$30.00