

74718

WARRANTY DEED (INDIVIDUAL)

MTC 1396-6831

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STEPHEN E. HORN and P. LYNN HORN, husband and wife

hereinafter called grantor, convey(s) to

WILLIAM A. FENZEL and JACKLENE C. FENZEL, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

A parcel of land in the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point which lies North 1° 14' West a distance of 680.3 feet and South 89° 26' West a distance of 630 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing South 89° 26' West a distance of 100 feet to an iron pin; thence North 1° 14' West a distance of 144 feet to an iron pin; thence North 89° 24' East a distance of 100 feet to an iron pin; thence South 1° 14' East a distance of 144.1 feet more or less, to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.
3. Reservations in deed from T. L. McEnerney recorded June 12, 1943 in Book 156, page 99, Deed Records. "...easement for ditches and pipeline across North end of lot for irrigation and domestic water."

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 \$ 32,990.00 *

**

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

Dated this 4th day of June, 19 82.

Stephen E. Horn
P. Lynn Horn

STATE OF OREGON, County of Klamath) ss.

On the 4th day of June, 19 82 personally appeared the above named Stephen E. Horn and P. Lynn Horn and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Jacklene C. Addington
 Notary Public for Oregon
 My commission expires: 3-22-85

- * 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)

STEPHEN & LYNN HORN

TO

WILLIAM & JACKLENE FENZEL

After Recording Return to:

WILMA & JESS EMERT
 2815 Watson
 Klamath Falls, OR 97603

STATE OF OREGON,)
) ss.
 County of Klamath)

I certify that the within instrument was received for record on the 19th day of Jan, 19 94 at 3:09 o'clock PM. and recorded in book M94 on page 2016 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Dorlene M. Mullendore Deputy

Fee \$30.00