

WARRANTY DEED

1 KNOW ALL MEN BY THESE PRESENTS, That Paul W. McAtee and Evelyn F. McAtee
2 husband and wife, hereinafter called the grantor, for the consideration here-
3 inafter stated, to grantor paid by Walter L. Stewart and Agnes L. Stewart,
4 husband and wife, hereinafter called the grantee, does hereby grant, bargain,
5 sell and convey unto the said grantee and grantee's heir's, successors and
6 assigns that certain real property, with the tenements, hereditaments and
7 appurtenances there unto belonging or appertaining, situated in the County]
8 of Klamath and State of Oregon, described as follows, to-wit:

9
10 A piece or parcel of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20,
11 Township 38 South, Range 9 East of the Willamette Meridian, being also a port-
12 ion of Eldorado Heights Addition in the City of Klamath Falls, Oregon, vacated
by Ordinance No.4865 of the City of Klamath Falls, and being more particularly
described as follows:

13 Beginning at an iron pin on the Westerly boundary of Lexington Avenue from which
14 the Section Corner common to Sections 20,21,28, and 29, Township 38 South,
15 Range 9 E.W.M., bears south 0° 05' East 99.68 feet, South 89° 58' East 975.84
16 feet, South 0° 18' West 1341.57 feet, and South 89° 38' East 390.0 feet distant
17 (said point of beginning being also on the Northeasterly corner of Lot 21,
Block 7 of said vacated Eldorado Heights Addition.) all said ties and locations
being as shown on the duly recorded plat of the vacated Eldorado Heights
Addition; thence

18 Continuing South along the Westerly line of Lexington Avenue a distance of
19 199.55 feet to the Northeast corner of Lot 26, Block 7 of vacated Eldorado
Heights and being the true point of beginning of this description; thence

20 Continuing South along the Westerly line of Lexington Avenue a distance of
21 209.3 feet to the Southeast corner of said Lot 26, Block 7 vacated Eldorado
Heights; thence

22 Northwesternly along the Northerly line of Eldorado Boulevard 1659.56 feet
23 more or less, to the Southwest corner of Lot 8, Block 9 vacated Eldorado
Heights; thence

24 North 0° 50' 15" East along the Westerly line of said lot a distance of 110.0
25 feet to the Northwest corner thereof; thence

26 South 89° 47' 30" East along the center line of vacated Block 9 a distance of
341.05 feet to a point; thence

27 South 73° 53' 30" East 60.85 feet to a point; thence along a 6° 37 $\frac{1}{2}$ ' circular
28 curve to the right on the center line of vacated Block 8 having a radius of
864.7 feet and having a long chord which bears South 63° 38' East 446.35
29 feet a distance of 472.2 feet to a point; thence

30 South 67° 07' 45" East 63.30 feet to a point; thence

31 South 31° 51' 30" East along the center line of vacated Block 7 a distance of
688.50 feet, more or less to the true point of beginning.

32 EXCEPTING THEREFROM THAT portion deed to City of Klamath Falls, in Deed
Volume M-68 at page 10146.

10886

1 To Have and to Hold the same unto the said grantee and grantee's successors
2 and assigns forever.

3 And said grantor hereby covenants to and with said grantee and grantee's
4 heirs, successors and assigns, that grantor is lawfully seized in fee simple
5 of the above granted premises, free from all encumbrances subject to any
6 exceptions listed in Title Insurance Policy issued in connection with
7 Transamerica Title Insurance Company's order #68-1556 and that grantor will
8 warrant and forever defend the above granted premises and every part and parcel
9 thereof against the lawful claims and demands of all persons whomsoever,
10 except those claiming under the above described encumbrances.

11 In construing this deed and where the context so requires, the singular
12 includes the plural.

13 The true and actual consideration paid for this transfer, stated in terms
14 of dollars, is \$112,708.19. However, the actual consideration consists of or
15 includes other property or value given or promised which is the whole
16 consideration.

17 WITNESS grantor's hand this 27th day of November, 1968.

18 Paul W. McAtee
19 Evelyn F. McAtee

20 STATE OF OREGON, County of Klamath) ss.

21 Personally appeared the above named Paul W. McAtee and Evelyn F. McAtee
22 and acknowledged the foregoing instrument to be their voluntary act and deed.

23 Before Me: E. Marie Owens
24 Notary Public for Oregon
25 My commission expires January 10, 1969

26 STATE OF OREGON
27 County of Klamath

28 I certify that the within instrument was received for record on the 17th
29 day of December 1968 at 12:35 o'clock P. M., and recorded in book M-68
30 on page 10885 Record of Deeds of said County.

31 Witness my hand and seal of county affixed.

32 Dorothy Rogers

County Clerk Title

By Charles K. Horstman Deputy

Fee \$3.00

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