

29053

WARRANTY DEED

VOL 716 PAGE

553

FRANK M. FERRARIO and ROWENA K. FERRARIO, husband and wife, hereinafter called Grantors, convey to FRANK CRAIG URBAN, a single man, hereinafter called Grantee, all that real property situated in Klamath County, State of Oregon, described as:

A portion of Lots 1 and 2, Block 93, BUENA VISTA ADDITION to the City of Klamath Falls,

Beginning at a point on a curve which is on the Westerly boundary of said Lot 2, the following distances; 45.83 feet Southerly along said curve from the Northwest Corner of said Lot 1, 14.1 feet Southerly along said curve to the Westerly Corner common to said Lots 1 and 2 and 31.73 feet Southerly along said curve from the Westerly Corner common to said Lots 1 and 2; thence on a radial line in an Easterly direction 70 feet more or less to the Easterly boundary of a tract of land conveyed to William G. Vallier by Deed recorded September 16, 1959 in Deed Book 315 at page 643, Deed Records of Klamath County, Oregon; said point being the true point of beginning of the tract to be hereinafter described; thence continuing Easterly along said radial line 69.6 feet more or less to the Easterly boundary of said Lot 2; thence Northerly 67.27 feet more or less along the Easterly line of said Lots 1 and 2 to the Northeasterly Corner of said Lot 1; thence Westerly along the Northerly line of said Lot 1 to the Easterly boundary of the William G. Vallier Tract above referred; thence Southerly along the Easterly boundary of said William G. Vallier Tract to the true point of beginning,

and covenants that Grantors are the owners of the above described property free of all encumbrances except reservations, restrictions, easements and rights-of-way to record and those apparent upon the land; rules, regulations, liens and assessments of water-user and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 12 day of JANUARY, 1966.

Frank M. Ferrario
Rowena K. Ferrario

STATE OF OREGON)
County of Klamath) ss.
JAN 13 1966

Personally appeared the above-named Frank M. Ferrario and Rowena K. Ferrario, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Clark McAllister
NOTARY PUBLIC FOR OREGON
My Commission expires: 11/7/68

24

STATE OF OREGON,
County of: Klamath

554

Filed for record at request of

Frank Craig Urban

on this 22nd day of January A.D. 19 69

at 4:15 o'clock P. M. and duly

recorded in Vol. M 69 of Deeds

pgs. 553

Wm. J. M. LNE, County Clerk

By [Signature] Deputy

Fee: \$ 3.00