

## WARRANTY DEED

HARRY R. WAGGONER and L. A. SWETLAND, hereinafter called grantors, convey to GEORGE V. DUGAN, all that real property situate in the County of Klamath, State of Oregon, described as:

Lots 1, 2, 3, 4, 5, 5 1/2, 6, 7, 8, 9 and 10 in Block 95 of Klamath Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.  
Also a parcel of land adjacent to Lot 5 1/2 in said Block 95 of Klamath Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning on the Northeasterly line of 7th Street, at the most Southerly corner of said Lot 5 1/2, thence Northeasterly along the line of said Lot 5 1/2 a distance of 25 feet to the Westerly line of Lot 6 in said Block 95; thence Southeasterly along said Westerly line of Lot 6, to the Northwesterly line of Plum Street; thence Southwesterly along the Northwesterly line of Plum Street to the Northeasterly line of 7th Street, thence Northwesterly along the Northeasterly line of 7th Street to the point of beginning.  
Also the alley through Block 95 of Klamath Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof, from its intersection with the Easterly line of 7th Street, Klamath Falls, Oregon, to its intersection with the Easterly line of said Block 95 of Klamath Addition to the City of Klamath Falls, Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1971-72 taxes are now a lien but not yet payable; 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 One Hundred Twenty Five Thousand and No/100ths (\$125,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 1st day of November, 1971.

*[Handwritten signatures]*

WARRANTY DEED - Page 1

WM. P. BRANDSNESS  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON 97601

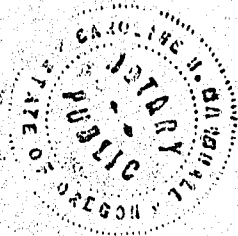


11409

STATE OF OREGON }  
County of Klamath } ss.

November 1, 1971.

Personally appeared the above named HARRY R. WAGGONER and L. A. SWETLAND, and acknowledged the foregoing instrument to be their voluntary act. Before me:



*Caroline H. Marshall*  
Notary Public for Oregon  
My Commission expires: 2-9-74

STATE OF OREGON,  
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 1st day of NOVEMBER A.D. 19 71

at 3:31 o'clock PM, and duly

recorded in Vol. M 71 of DEEDS

Page 11408

Wm D. MILNE, County Clerk

By *Hazel Wagoner* Deputy

Fee \$3.00

*Return*  
Bank of Klamath County  
P.O. Box 1149  
Klamath Falls, Oregon  
97601

WARRANTY DEED - Page 2

WM. F. BRANDSNESS  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON 97601

45

To Have  
The true  
However, the  
the whole  
part of the  
In construing  
Witness granted

STATE OF OREGON, C  
Personally appeared  
and acknowledged  
NOTARY  
OFFICIAL SEAL  
PUBLIC