

A-2852

75459

GORDON O. ERLANDSON, GEORGE BROSTERHOUS and ED BROSTERHOUS, hereinafter called grantors, convey to WILLIAM P. BRANDSNESS and SHARON D. BRANDSNESS, husband and wife, and DAVID R. VANDENBERG, JR., and MURIEL M. VANDENBERG, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

A tract of land situated in Lots 2 and 3 of Block 8, Linkville, Oregon (Original Town of Klamath Falls), more particularly described as follows: Beginning at the Southwesterly corner of said Block 8; thence North 39°04'50" East along the Southeasterly line of said Block 8, (said line being the Northwesterly line of Pine Street) 102.83 feet to a cross chiseled in the concrete sidewalk, said cross being the True Point of Beginning of this description; thence continuing North 39°04'50" East 63.36 feet to a 5/8 inch iron pin, said point being the Southeasterly corner of that tract of land described in Deed Volume M71, page 3134, as recorded in Klamath County deed records; thence North 51°00'03" West along the Northeasterly line of that tract of land described in said Deed Volume, 119.99 feet to a 5/8 inch iron pin situated on the Northwesterly line of said Lot 2; thence South 39°02'39" West 63.46 feet to a spike in the asphalt pavement, said point being in line with the Northeasterly edge of the Northeasterly wall of the State Office Building; thence South 51°03'32" East along said Northeasterly edge of said wall 119.98 feet to the True Point of Beginning, with the bearings based on Fourth Street as being North 50°55'00" West. TOGETHER with the right of ingress and egress and a driveway easement over and across the Northwesterly portion of Lots 3 and 4, Block 8, Linkville, Oregon (Original Town of Klamath Falls), as more particularly described in Survey No. 1730 recorded in the office of the Surveyor, Klamath County, Oregon on August 28, 1972, which is described therein as "Existing Paved Driveway."

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; 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 Thirty Thousand and No/100ths (\$30,000.00) DOLLARS.

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

DATED this 12 day of April, 1973.

Gordon O. Erlandson
George E. Brosterhaus
Ed Brosterhaus

VANDENBERG & BRANDSNESS
ATTORNEYS AT LAW
KLAMATH FALLS, OREGON 97601
1. WARRANTY DEED

APR 12 11 01 AM 1973

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STATE OF OREGON }
County of Klamath } ss.

April 12, 1973.

Personally appeared the abofre-named GORDON O. ERLANDSON, GEORGE BROSTERHOUS and ED BROSTERHOUS, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Caryl De Voss
Notary Public for Oregon
My Commission expires: March 6, 1977

STATE OF OREGON, {
County of Klamath {
Filed for record at request of
KLAMATH COUNTY TREASURER
on this 12 day of APRIL A.D. 19 73
at 11:04 o'clock P. M. and day
recorded in Vol. M 73 of DEEDS
Page 4310
Wm D. MILNE, County Clerk
By Hazel L. Davis Deputy
Fee \$ 4.00

Return
Forest Frederick
540 Main
Klamath Falls, Oregon
97601

VANDENBERG & BRANDSNESS
ATTORNEYS AT LAW
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED