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- WARRANTY DEED -

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JAMES SCOTT DREW and ALEXIS LYNN THORNE, as tenants in common, thru the estate of Evelyn N. Drew, hereinafter called grantors, conveys to PAUL M. NOVAK and NANCY M. NOVAK, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

PARCEL 1: A portion of Block 24, ELDORADO HEIGHTS, a platted subdivision in Klamath Falls, Oregon, described as follows: Beginning at the most Westerly corner of said Block 24; thence South  $49^{\circ}50'$  East, along the Southwesterly boundary of said Block 24, a distance of 55.0 feet, to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary, a distance of 45.7 feet, to the true point of beginning; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 57.7 feet; thence North  $48^{\circ}02'$  East, along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve 110.0 feet from and parallel to said Southwesterly boundary a distance of 66.22 feet; thence South  $43^{\circ}38'$  West along the extended radius of said curve 110.0 more or less, to the true point of beginning.

PARCEL 2: A portion of Block 24, ELDORADO HEIGHTS, a platted subdivision in Klamath Falls, Oregon, particularly described as follows: Beginning at the most Westerly corner of Block 24 of said ELDORADO HEIGHTS; thence South  $49^{\circ}50'$  East along the Southwesterly boundary of said Block 24, a distance of 55.0 feet, more or less, to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24, thence Southeasterly along the arc of the curve of said Southwest boundary, a distance of 40.7 feet, to the true point of beginning; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, a distance of 5 feet; thence North  $43^{\circ}38'$  East, along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve 110.0 feet from and parallel to said Southwesterly boundary, a distance of 5.74 feet; thence South  $43^{\circ}15'$  West, along the extended radius of said curve, 110.0 feet, more or less, to the true point of beginning. This description is based upon a resurvey of that portion of said Block 24, ELDORADO HEIGHTS in Klamath Falls, Oregon, facing Eldorado Boulevard, which resurvey shows an error in the length of the curve along the Southwest boundary of said Block 24. The original plat of said subdivision, shows the length of said curve to be 377.7 feet, when the actual length of the curve, as shown by computations and the locations of existing monuments, is 382.8 feet. The above description takes into account the apportionment of the error between all lots facing said curve.

VANDENBERG & BRANDSNESS  
ATTORNEYS AT LAW  
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

PARCEL 3: A portion of Block 24, ELDORADO HEIGHTS, a platted Subdivision in Klamath Falls, Oregon, described as follows: Beginning at the most Westerly corner of said Block 24; thence South 49°50' East, along the Southwesterly boundary of said Block 24, a distance of 55.0 feet, to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary, a distance of 32.7 feet, to the true point of beginning of the herein description and also being the most Southeasterly corner of the tract in Book 322 at page 274, recorded June 27, 1960, between Evelyn N. Drew to Klamath Valley Lumber Co; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 8 feet; thence North 43°15' East, along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve 110.0 feet from and parallel to said Southwesterly boundary a distance of 9.08 feet; to the most Northeasterly corner of said tract in Book 322 at page 274; thence South 42°38' West along the extended radius of said curve 110.0 feet; more or less, to the true point of beginning; This description is based upon a resurvey of that portion of said Block 24, EDLORADO EHIGHTS in Klamath Falls, Oregon, facing Eldorado Boulevard, which resurvey shows an error in the length of the curve along the Southwest boundary of said Block 24. The original plat of said subdivision shows the length of said curve to be 377.7 feet, when the actual length of the curve, as shown by computations and the locations of existing monuments, is 382.8 feet. The above description takes into account the apportionment of the error between all lots facing said curve.

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 Seventeen Thousand Five Hundred and No/100ths (\$17,500.00) DOLLARS.

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

Dated this 13<sup>th</sup> day of June, 1973.

STATE OF OREGON

County of DESCHUTES

ss.

June 13, 1973.

Personally appeared the above named JAMES SCOTT DREW, tenant in common thru the estate of Evelyn N. Drew, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Louise Hamby  
Notary Public for Oregon  
My Commission expires: 10-16-76



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STATE OF OREGON

County of Multnomah ss.

Personally appeared the above named ALEXIS LYNN THORNE, as tenant in common, thru the estate of Evelyn N. Drew, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Josephine Seider  
Notary Public for Oregon  
My Commission expires: Jan 7, 1975

STATE OF OREGON,  
County of Klamath

Filed for record at request of  
TRANSAMERICA TITLE INS. CO

on this 15th day of June A.D. 1973  
at 11:21 A.M. and duly

recorded in Vol. M 73 DEEDS  
Pg. 7465

V. M. PHILLIPS, County Clerk  
By Phyllis Drayton Deputy  
Fee \$ 6.00

Trans.  
VANDENBERG & BRANDSNESS  
ATTORNEYS AT LAW  
KLAMATH FALLS, OREGON 97601

3. WARRANTY DEED