

1967/80

KNOW ALL MEN BY THESE PRESENTS, That RICHARD J. SMITH, Personal Representative of the Estate of Linda Lou Wilson, formerly Linda Lou Smith, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOYD D. ADAMS and VELMA F. ADAMS, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That part of Lots 1 and 2 in Block 40 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and that part of vacated Oregon Avenue vacated by Ordinance No. 4914 and recorded in Deed Book 283 at page 315, described as follows: Beginning at the most Southerly corner of Lot 1, Block 40, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence North-westerly along the Westerly line of said Lot 1, North 31°16'30" West, 50 feet; thence North 58°44' East, 140.11 feet to a point of intersection with a Northerly prolongation of the Easterly line of Lot 1, said Block 40; thence South 31°17' East along a prolongation of the Easterly line of said Lot 1 and the Easterly line of Lot 1 and 2, Block 40, 60 feet; thence Southwesterly and parallel to the Southerly line of Lot 1, Block 40, to the Westerly line of Lot 2, Block 40; thence North 31°16'30" West along the Westerly line of Lot 2, Block 40, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except the following: Subject to contracts and/or lien for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 5th day of April 1974.

STATE OF OREGON, County of Klamath) ss. April 5, 1974
Personally appeared the above named RICHARD J. SMITH, Personal Representative of the Estate of Linda Lou Wilson, formerly Linda Lou Smith, and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires 1/6/76

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session. My commission expires 1/6/76

WARRANTY DEED

TO

Send tax statements to:

AFTER RECORDING RETURN TO
Boyd D. Adams & Velma F. Adams
518 High Street
Klamath Falls, Oregon 97601

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 2.00

STATE OF OREGON

County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of APRIL, 1974, at 4:25 o'clock P.M., and recorded in book M 74 on page 4268 or as file number 87500, Record of Deeds of said County.

Witness my hand and seal of County attixed.

WM. D. MILNE

COUNTY CLERK

By Deputy

Until a change is requested, all tax statements shall be sent to the following name and address

518 High Street - K. Falls, OR 97601