

90095

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1967/80

28-6954  
KNOW ALL MEN BY THESE PRESENTS, That WAYNE HORTON, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by STEVEN A. LEMARR and MAXINE B. LEMARR, 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: The following described real property in Klamath County, Oregon: A tract of land situated in Lot 1 in Block 40, BUENA VISTA ADDITION also a part of the vacated portion of Oregon Avenue adjacent thereto. Beginning at the Southeast corner of Lot 1 in Block 40, BUENA VISTA ADDITION; thence North 31 degrees 17 minutes West 50 feet to the true point of beginning; thence continuing North 31 degrees 17 minutes West 26.77 feet, more or less to the North line of the vacated portion of Oregon Avenue (said Oregon Avenue vacated by instrument recorded May 23, 1956 in Deed Volume 283 at page 315); thence North 83 degrees 21 minutes West 126.40 feet more or less, to the beginning of a 20 foot radius curve to the left; said point of beginning being Easterly 20 feet from a line drawn Northerly at right angles to the Southerly line of Oregon Avenue at the Northwest corner of Lot 1 in Block 40 of said Addition; thence Southwesterly along the arc of said curve to the end of said curve; thence Southwesterly 20 feet to the Northwest corner of said Lot 1 in Block 40 in said Addition; thence Southeast along the Southwest line of said Lot and Block in said Addition to a point that is 50 feet Northwesterly from the Southwest corner of said Lot and Block in said Addition; thence North 58 degrees 44 minutes East 140 feet 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

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 \$2,500.  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 18 day of JUNE, 1974.

*Wayne Horton*  
Wayne Horton

STATE OF OREGON, County of KLAMATH ) ss.

June 18, 1974

Personally appeared the above named WAYNE HORTON

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 7/1/76

(OFFICIAL SEAL)

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.

## WARRANTY DEED

WAYNE HORTON

TO

STEVEN A. LEMARR &  
MAXINE B. LEMARR

AFTER RECORDING RETURN TO  
Equitable Savings & Loan Assn.  
Post Office Box 1750  
Klamath Falls, Oregon 97601

(DON'T USE THIS  
SPACE! RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

## STATE OF OREGON

County of KLAMATH

I certify that the within instru-  
ment was received for record on the  
18th day of JUNE, 1974,  
at 3:39 o'clock P.M., and recorded  
in book M. 74 on page 7521 or as  
file number 90095, Record of  
Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *Harold W. Wagoner* Deputy

FEE \$ 2.00