

90372

-WARRANTY DEED-

Vol. 74 Page 7880

KATHERINE A. BRUNER, grantor, conveys to JAMES R. MIGLIACCIO and
RAYMOND A. MIGLIACCIO, tenants in common, all that real property situate
in the County of Klamath, State of Oregon, described as:

Those portions of Lots 2 and 3 of Block 50 of NICHOLS ADDITION
more particularly described as follows: Beginning at the South-
westerly corner of Lot 2, Block 50 of NICHOLS ADDITION TO THE
CITY OF KLAMATH FALLS, OREGON: thence Northeasterly along the
Northerly line of Washington Street 40 feet; thence Northwest-
erly at right angles to Washington Street 116 feet; thence South-
westerly parallel with Washington Street 40 feet; thence South-
easterly parallel with Washington Street 116 feet to the place
of beginning, being a part of Lot 2, Block 50 of said NICHOLS
ADDITION; ALSO a portion off of Lot 3 in Block 50 of Nichols
Addition to the City of Klamath Falls, Oregon, described as
follows: Beginning on the Northerly line of Washington (form-
erly Canal) Street at the corner common to Lots 3 and 2 of said
Block; thence Northwesterly along the Easterly line of said Lot
3 a distance of 71 feet; thence Southwesterly and parallel with
Washington Street 30 feet; thence Southeasterly and parallel
with Easterly line of said Lot 3, 71 feet to said Northerly line
of Washington Street; thence Easterly along said line of
Washington Street 30 feet to the place of beginning.

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 Sixteen
Thousand Five Hundred and No/100ths (\$16,500.00) DOLLARS.

DATED this 21 day of June, 1974.

Katherine Bruner

STATE OF OREGON)
County of Klamath) ss.

June 21, 1974.

Personally appeared the above-named KATHERINE A. BRUNER and ack-
nowledged the foregoing instrument to be her voluntary act. Before me:

William H. Swartz
Notary Public for Oregon
My Commission expires: 7-11-77

Until a change is requested all tax statements shall be mailed to the
following address: P. O. Box 596, Klamath Falls, Oregon

Mail to:
Raymond Migliaccio
P. O. Box 596

STATE OF OREGON, COUNTY OF KLAMATH; ss.

VANDENBERG AND BRANDSNESS

Filed for record on request of

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

this 21 day of June, A. D. 1974, at 12:28 o'clock P. M., and

duly recorded in Vol. M 74, of DEEDS on Page 7880

FEE \$ 2.00

Wm. D. HINE, County Clerk

By *Hazel Swartz*