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## WARRANTY DEED

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PAUL M. NOVAK and NANCY M. NOVAK, husband and wife,  
Grantors, convey and warrant to PATRICK L. KITTREDGE, Grantee,  
the following described real property free of all encumbrances,  
except as specifically set forth herein:

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° 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° 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° 38' West along the extended radius of said curve 110.0 feet 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° 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° 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° 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.

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



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PARCEL 3:

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, 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.

SUBJECT TO:

1. Reservations, Restrictions, rights of way and easements of record and those apparent on the land.
2. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable.
3. Restrictions and reservations as contained in plat dedication.

The true and actual consideration paid for this conveyance is \$24,500.00.

WITNESS Grantors' hands this 10<sup>th</sup> day of September, 1975.

Paul Novak  
Nancy M. Novak

STATE OF OREGON     )  
                              )  
County of Klamath    )

Personally appeared PAUL M. NOVAK and NANCY M. NOVAK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 10<sup>th</sup> day of September, 1975

Susan Kay Way  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/1977  
~~NOTARY PUBLIC FOR OREGON~~  
My Commission Expires: 6/4/1977

Unless a change is requested all tax statements shall be sent to the following address:

Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. Patrick Kittredge  
1759 Eldorado Street  
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title

this 11 day of Sept A. D. 1975 11:00 clock P. M., and  
duly recorded in Vol. M. 75, of deed on Page 107 7/8

9.00

Wm. D. Miller, County Clerk

*Wm. D. Miller*