

38-10985 01-10261
WHEN RECORDED MAIL TO: 16130

FFS+L
Main

MAIL TAX STATEMENTS TO:

FFS+L
Main

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

FEE \$ 3.00

STATE OF OREGON
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County of KLAMATH
I certify that the within instrument
was received for record on the 9th day
of JULY, 1976,
at 3:59 o'clock P.M. and recorded
in book M-76 on page 10458 or as
filing fee number 16130, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

WM. D. MILNE

COUNTY CLERK

Title

By [Signature] Deputy

WARRANTY DEED

VIRGINIA EMERY,

GRANTOR, conveys and warrants to BARRY R. CARD or HOLLY J. CARD, husband and wife,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Beginning at a point on the Southerly line of Lot 13 in Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, said point being 53 feet distant Northeasterly from the Southwest corner of Lot 13; thence Northwesterly parallel to Eldorado Avenue to the Southeast line of Esplanade Avenue; thence Northeasterly along the Southeast line of said Esplanade Avenue to a point 50 feet Southwesterly at right angles from the Southwesterly line of the alley dividing Lots 12, 13 and 14, from Lots 11 and 15 of said Block 39; thence Southeasterly parallel to Eldorado Avenue to the Southerly line of Lot 13; thence Southwesterly along said Southerly line 47 feet to the point of beginning.

EXCEPTING therefrom the Southwesterly 4 feet deeded to L. F. Kirkpatrick by Warranty Deed recorded in Deed Volume 241 at page 373, Klamath County Deed Records.

SUBJECT TO: Easements and rights of way of record and apparent thereon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration.

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

Dated this 9th day of July, 1976.

Virginia Emery

STATE OF OREGON, County of KLAMATH) ss.

Personally appeared the above named VIRGINIA EMERY

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

Before me:

[Signature]
Notary Public for Oregon

My commission expires 5-14-80

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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