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38-11892

WARRANTY DEED

PATRICK L. KITTREDGE, Grantor conveys and warrants to MILRAY LUCILLE MURRAY, Grantee, the following described real property located in Klamath County, State of Oregon, 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

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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 W. Drew to Klamath Valley Lumber Co.; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 8 feet; thence North 13°15' East, along the extended radius of said curve, 110.0 feet; thence Northwest along the arc of a curve 110.0 feet from and parallel to said Southwest boundary a distance of 9.08 feet; to the most Northeasterly corner 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 location 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, easements of record and those apparent on the land;
 2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat and in the dedication of Eldorado Heights;
 3. Mortgage, including the terms and provisions thereof, with interest thereon, and such future advances as may be provided therein, given to secure the payment of \$23,000.00. Dated: September 11, 1975 and recorded: September 11, 1975 in Book M-75, page 10777, Mortgagee: Patrick L. Kittredge, Mortgagee: State of Oregon, represented and acting by the Director of Veterans Affairs, which said Mortgage Grantee agrees to assume and pay holding Grantor harmless therefrom.
- The true and actual consideration paid for this conveyance is \$28,900.00.

WITNESS Grantor's hand this 21 day of December, 1976.

Patrick L. Kittredge

WARRANTY DEED, BOOK TWO.

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STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared PATRICK L. KITTREDGE and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/97

Unless a change is requested
all tax statements shall be
sent to the Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mrs. Milray L. Murray
P. O. Box 1321
Klamath Falls, Oregon 97601

STATE OF OREGON, COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 28th day of DECEMBER 1976 at 3:25 o'clock PM, and
duly recorded in Vol. 1176 of DEEDS on Page 20723
FEE \$ 9.00

Wm D. MILNE, County Clerk

Wm D. Milne

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