

MTC - 1269 - 2998

WARRANTY DEED

STEVEN M. PUBLISHING CO., PORTLAND, OR, 97204

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KNOW ALL MEN BY THESE PRESENTS, That RONALD L. NIELSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD R. PATSCH

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:

All that portion of Lots 1 and 2, Block 1, FIRST ADDITION to the City of Klamath Falls, described as follows: Beginning on the line between Lots 2 and 3 of said Block at a point thereon distant 76 feet from the Northerly line of Cook Street; thence Northeasterly and parallel with Cook Street, 52 feet to the line between Lots 1 and 2 of said Block; thence Northerly on a line at right angles to Upham Street to the Southerly line of said street; thence Westerly along said Southerly line of Upham Street to the most Westerly corner of said Lot 2; thence Southeasterly along the line between Lots 2 and 3 to the point of beginning. EXCEPTING THEREFROM the following described parcel: Beginning at a point on the lot line between Lots 2 and 3, Block 1, FIRST ADDITION to the City of Klamath Falls, which point is North 51°15' West 137.55 feet from the lot corner of the Northwesterly line of Cook Street, common to said Lots 2 and 3; thence North 38.35 feet, more or less, to a point on the Southerly line of Upham Street; thence West along the South line of Upham Street 46.75 feet, more or less, to the intersection of the lot line between said Lots 2 and 3; thence South 51°15' East along the lot line between said Lots 2 and 3, a distance of 60.36 feet, more or less, 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

grantor will warrant and forever defend the said 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 \$16,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of April, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 22

1977

Personally appeared the above named Ronald L. Nielson

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 5/26/78

RONALD L. NIELSON
1330 CARLSON DR
KLAMATH FALLS, ORE
GRANTOR'S NAME AND ADDRESS

RONALD R. PATSCH
508 UPHAM ST
KLAMATH FALLS, ORE 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Patsch
same as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

O.V.A.

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of April, 1977, at 10:46 o'clock AM., and recorded in book M77 on page 6994 or as file/reel number 28576, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Unaz Deputy
Recording Officer

FEE \$ 3.00