

A-27919

-WARRANTY DEED-

RONALD W. VINYARD, Grantor, warrants and conveys to RUTH C. SCOPELITE, R.P.T., PC, Grantee, the following described real property situate in Klamath County, Oregon free of all encumbrances, except as specifically set forth herein:

A portion of Lot 1 in Block 47 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, formerly Linkville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows:

Beginning at the most Easterly corner of said Lot 1; running thence Northwesterly along the Southerly side of Tenth Street a distance of 110 feet; thence Southwesterly at right angles to Tenth Street a distance of 50 feet; thence Southeasterly and parallel with Tenth Street a distance of 110 feet to the Northerly line of Pine Street; thence Northeasterly along the Northerly line of Pine Street a distance of 50 feet to the place of beginning.

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, executed by Neil F. Black and Ruth G. Black, husband and wife, as grantors, to Klamath County Title Company, as trustee, for First National Bank of Oregon, Portland, as beneficiary, dated October 4, 1963, recorded October 9, 1963 in Mortgage Vol. 219 page 565, records of Klamath County, Oregon, to secure the payment of \$30,000.00, which Trust Deed shall be assumed and paid by the Grantee and Grantee shall hold Grantor harmless thereon.

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; charges and assessments of the City of Klamath Falls for sewer services; 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 Seventy Thousand and No/100ths (\$70,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Ruth C. Scopelite, 1900 Main Street, K Falls, Or 97601

DATED this 26 day of May, 1977.

STATE OF Arizona)
County of Cochise) ss. May 26, 1977.

Personally appeared the above-named RONALD W. VINYARD and acknowledged the foregoing instrument to be his voluntary act. Before me:

*Return to Ruth C. Scopelite
1900 Main Street*

WILLIAM P. BRANDNESS
ATTORNEY AT LAW

Janice J. Turner
Notary Public for Cochise County, AZ
My Commission expires: 12-9-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of June A.D., 1977 at 3:26 o'clock P.M., and duly recorded in Vol. M77 of DEEDS on Page 9610.

FEE \$ 3.00

WM. D. MILNE, County Clerk
By *Blair L. Quast* Deputy