

57-10470

M/T 3431

30972

WARRANTY DEED

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LUELLA F. CAVE, a widow, Grantor, convey to ARLISS D. REEDER and DIANE C. REEDER, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

That portion of Lots 13, 14, 15, 16 and 17 in Block 12 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of Lot 17 in Block 12; thence West along the South boundary of Block 12, 5.00 feet to the true point of beginning; thence West along the South boundary of Block 12, 120.00 feet, more or less, to the Southwest corner of Block 12; thence North 44°43' East, 154.80 feet, more or less, to the North boundary of Lot 17; thence East along the North boundary of Lot 17, 11.07 feet, more or less, to a point 5.00 feet West from the Northeast corner of Lot 17; thence South parallel with the East boundary of Lot 17, 110.00 feet to the true point of beginning.

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; 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 Three Thousand Eight Hundred Fifty and no/100ths (\$3,850.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: Arliss D. and Diane C. Reeder  
1641 Llanaja Lane, Klamath Falls, Oregon 97601

DATED this 30 day of December, 1976.

STATE OF OREGON )  
 ) ss.  
County of Klamath )

December 30, 1976

Personally appeared the above-named LUELLA F. CAVE, a widow, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Return to

Klamath First Federal  
540 Main  
City

L. E. Dinham  
Notary Public for Oregon

My Commission expires: 2-6-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 14th day of JUNE A. D. 1977 at 10:36 o'clock AM., and

fully recorded in Vol. M77, of DEEDS on Page 10351

FEE \$ 3.00

Wm D. MILNE, County Clerk

By Hazel Draper