

33667

WARRANTY DEED

Vol. 11 Page

THIS INDENTURE WITNESSETH, That HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife; WALTER B. WAGGONER and DONNA M. WAGGONER, husband and wife; ROY B. WAGGONER; DORMAN A. TURNER and ARLENE I. TURNER, husband and wife; DANIEL G. BROWN and V. ELGUISE BROWN, husband and wife; H. WARREN PARR and ELEANOR MAE PARR, husband and wife; FRANCIS D. SCHUECK, and ELDON N. ALT and LYDIA ALT, husband and wife, herein called "grantors", in consideration of ONE HUNDRED EIGHTY THOUS- AND AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to JOE GREEN, herein called "grantee", his heirs and assigns forever, the following- described premises, situated in Klamath County, State of Oregon:

PARCEL 1: A portion of vacated Blocks 21, 22, 25, 26, 29 and 30, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the Northwest corner of vacated Block 21, said BUENA VISTA ADDITION, said corner also being located at the intersection of the South right of way line of Pelican Street and the East right of way line of Berkeley Street; thence S. 00°16' W. along the East right of way line of Berkeley Street 540 feet to a point, being the Northwest corner of Lot 7, Block 22, Buena Vista Addition; thence S. 89°44' E. along the North line of said Lot 7, 140 feet to the Northeast corner of said Lot 7; thence continuing S. 89°44' E. along the center line of the vacated alley 50 feet; thence S. 00°16' W. along the East boundary of Lot 10, Block 22, Buena Vista Addition, 160 feet to the South- east corner of said Lot 10, said corner also being on the North right of way line of Mt. Pitt Street; thence S. 89°44' E. along the North right of way line of Mt. Pitt Street 230 feet to the intersection of the North right of way line of Mt. Pitt Street and the West right of way line of Alma Alley; thence N. 00°16' E. along the West right of way line of Alma Alley 700 feet to the intersection of the West right of way line of Alma Alley and the South right of way line of Pelican Street; thence N. 89°44' W. along the South right of way line of Pelican Street 1020 feet to the point of beginning. EXCEPTING THEREFROM the parcels of land described in Deed Volume 339, Page 260, records of Klamath County, Oregon, recorded August 6, 1962, and Deed Volume 238, Page 39, recorded March 10, 1961, and also excepting Block 29, Buena Vista Addition to the City of Klamath Falls, Oregon.

PARCEL 2: Lots 3 and 4, Block 13; S½ of Lot 8 and all of Lots 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 and the South half of the vacated alley adjoining Lot 23, all in Block 24; Lots 1, 2, 6, 7, 8, 9, 10, 11, 12 and 13, Block 31; all of Block 36; Lots 3, 4 and 5, Block 39; Lots 4, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 43; Lots 6 and 7, Block 47, and that portion of vacated Oregon Avenue adjoining said Lots 6 and 7, all in BUENA VISTA 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.

(Warranty Deed - 1)

14207

SUBJECT TO: (1) 1973-74, 1974-75, 1975-76 and 1976-77 real property taxes and 1977-78 real property taxes which are now a lien but not yet due and payable. (2) Improve- ment liens levied by the City of Klamath Falls, Oregon. (3) Sewer charges, if any, due to the City of Klamath Falls. (4) Easements, if any, for public utilities which may lie under or be over any of the vacated streets or alleys. (5) Transmission line easement, including the terms and provisions thereof, given by Klamath County, Oregon, by and through its Board of County Commissioners, to the United States of America, dated January 9, 1952, recorded February 13, 1952, in Volume 252, Page 574, deed records of Klamath County, Oregon, said easement assigned to California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954, in Volume 266, Page 316, deed records of Klamath County, Oregon. (6) Transmission line easement, including the terms and provisions thereof, given by Harry R. Waggoner, et ux, to the United States of America, dated August 7, 1952, recorded August 28, 1952, in Volume 256, Page 438, deed records of Klamath County, Oregon, said easement assigned to The California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954, in Volume 266, Page 316, deed records of Klamath County, Oregon.

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, his heirs and assigns forever. Said grantors do covenant to and with said grantee, his heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$180,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 28<sup>th</sup>

day July, 1977.

*Harry R. Waggoner*  
*Norma E. Waggoner*  
*Walter B. Waggoner*  
*Donna M. Waggoner*  
*Roy B. Waggoner*  
*Dorman A. Turner*  
*Arlene I. Turner*  
*Daniel G. Brown*  
*V. Elguise Brown*  
*H. Warren Parr*  
*Eleanor Mae Parr*  
*Francis D. Schueck*  
*Eldon N. Alt and Lydia Alt*

*Norma E. Waggoner*  
*Donna M. Waggoner*  
*Arlene I. Turner*  
*Eleanor Mae Parr*  
*V. Elguise Brown*  
*Eldon N. Alt and Lydia Alt*  
By *Norman A. Turner*  
Their Attorney in Fact

(Warranty Deed - 2)



14205

Send Tax Statements to:

Joe Green

% MTCReturn to  
MTC - RenELDON N. ALT and LYDIA ALT  
By \_\_\_\_\_  
Their Attorney in fact

WITNESS:

STATE OF OREGON }  
County of KLAMATH }ss. 7-28, 1977

Personally appeared DORMAN A. TURNER, known to me to be the identical person whose name is subscribed to the foregoing Warranty Deed as a witness thereto, who, being first duly sworn, did say that he resides in Klamath Falls, Klamath County, Oregon, that he witnessed the execution of the foregoing instrument by HARRY R. WAGGONER, NORMA E. WAGGONER, WALTER B. WAGGONER, DONNA M. WAGGONER, ROY B. WAGGONER, ARLENE I. TURNER, DANIEL G. BROWN, V. ELOUISE BROWN, H. WARREN PARR, ELEANOR MAE PARR and FRANCIS J. SCHNECK and that he knew each of the parties described in and who executed the within instrument.

Before me:

[Signature]  
NOTARY PUBLIC FOR OREGON  
My commission expires 8/14/79

STATE OF OREGON }  
County of KLAMATH }ss. 7-28, 1977

Personally appeared DORMAN A. TURNER, who, being first duly sworn, did say that he is the attorney in fact for ELTON N. ALT and LYDIA ALT, and that he executed the foregoing Warranty Deed by authority of and in behalf of said principals; and he acknowledged said instrument to be the act and deed of said principals.

Before me:

[Signature]  
NOTARY PUBLIC FOR OREGON  
My commission expires 8/14/79

STATE OF OREGON }  
County of KLAMATH }ss. 7-28, 1977

Personally appeared DORMAN A. TURNER, known to me to be the identical person described in and who executed the foregoing Warranty Deed, and acknowledged said instrument to be his voluntary act and deed.

Before me:

[Signature]  
NOTARY PUBLIC FOR OREGON  
My commission expires 8/14/79

(Warranty Deed - 3)

14205

Send Tax Statements to:

Joe Green

% MTCReturn to  
MTC - RenELDON N. ALT and LYDIA ALT  
By \_\_\_\_\_  
Their Attorney in fact

WITNESS:

STATE OF OREGON }  
County of KLAMATH }ss. 7-28, 1977

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Before me:

[Signature]  
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My commission expires 8/14/79

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Before me:

[Signature]  
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My commission expires 8/14/79

STATE OF OREGON }  
County of KLAMATH }ss. 7-28, 1977

Personally appeared DORMAN A. TURNER, known to me to be the identical person described in and who executed the foregoing Warranty Deed, and acknowledged said instrument to be his voluntary act and deed.

Before me:

[Signature]  
NOTARY PUBLIC FOR OREGON  
My commission expires 8/14/79

(Warranty Deed - 3)



14206

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
this 8 day of August A. D. 1977 at 10:00 clock A. M., and  
duly recorded in Vol. 1477, of Deeds on Page 14203

Wm D. MILNE, County Clerk

By Hazel L. May

Fee \$12.00