

1-1-74

36014

WARRANTY DEED

Vol. ^m 77 Page 17582

KNOW ALL MEN BY THESE PRESENTS, That... EDGAR L. VIETS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R.N. ADKINS and LOIS W. ADKINS, husband and wife, hereinafter called 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 certain real property more particularly described and set forth on Exhibit "1" which is attached hereto and by this reference made a part hereof.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 except as above set forth

and that 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 \$ 20,227.23. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19 day of September, 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) ss.
September 19, 1977

Personally appeared the above named Edgar L. Viets

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

Before me: [Signature]
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-26-77

STATE OF OREGON, County of) ss.
19

Personally appeared and who, being duly sworn, 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

a corporation, 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: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Edgar L. Viets

GRANTOR'S NAME AND ADDRESS

R.N. Adkins et ux
1204 East Street
Klamath Falls, Oregon 97601

After recording return to:

R.N. ADKINS
1204 EAST ST.
KLAMATH FALLS, ORE.
NAME, ADDRESS, ZIP

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

R.N. Adkins et ux
1204 East Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By [Signature] Recording Officer
Deputy

EXHIBIT "1"

17583

DESCRIPTION

PARCEL 1:

All that portion of Lot 1 of Block 59 in NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning on the Easterly line of Lincoln (formerly Washington) Street, 40 feet Southerly from the Norhtwesterly corner of said Lot 1 of said Block and Addition; thence, Easterly at right angles to Lincoln Street, $84\frac{1}{2}$ feet; thence, Southerly and parallel with Lincoln Street, 40 feet to the Southerly line of said Lot 1; thence, Westerly along the Southerly line of said Lot 1, $84\frac{1}{2}$ feet to the Easterly line of Lincoln Street; thence, Northerly along the Easterly line of Lincoln Street, 40 feet to the place of beginning.

PARCEL 2:

A portion of Lot 2, Block 59, NICHOLS ADDITION to the City of Klamath Falls, according to the Supplemental Plat thereof, more particularly described as follows:

Beginning at the Northeast corner of Lot 2, said Block 59; thence South $1^{\circ}12'$ West, along the East line of said Block 59, a distance of 75.0 feet; thence South $88^{\circ}48'$ West a distance of 96.0 feet; thence North $1^{\circ}12'$ East a distance of 72.5 feet, more or less, to the North line of said Lot 2; thence North $89^{\circ}43'$ East, along said North line, a distance of 96.0 feet to the point of beginning.

PARCEL 3:

All that portion of Lot 2, Block 59, NICHOLS ADDITION to the City of Klamath Falls, according to the supplemental plat thereof, more particularly described as follows:

Commencing at the most Southerly corner of said Lot 2 and running thence North $51^{\circ}02'$ West along the Northerly line of Twelfth Street a distance of 121.44 feet to the true point of beginning of this description, said point being the Southwest corner of that parcel of land conveyed to Carl F. Sandell by Deed recorded on page 396 of Volume 256 of Deed Records of Klamath County, Oregon; thence Northerly along the Westerly line of said tract conveyed to Carl F. Sandell and along the Westerly line of those parcels of land conveyed to M. L. Johnson et ux by deed recorded on page 481 of Volume 221 of Deeds, a distance of 136.2 feet more or less to the North line of said Lot 2; thence South $89^{\circ}43'$ West along the North line of said Lot 2 a distance of 33 feet more or less to the Northeast corner of that parcel of land conveyed to Carl C. Thrash et ux by deed recorded on page 407 of Volume 274 of Deeds; thence South $3^{\circ}44'$ West along the Easterly line of said parcel conveyed to Carl C. Thrash a distance of 102.66 feet more or less to the Southwesterly line of said Block 59; thence South $51^{\circ}02'$ East along the Southwesterly line of said Block 59 to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~xxxxxx~~ of _____
 this 20th day of September A. D. 19 77 at 5:58 o'clock P. M., and
 duly recorded in Vol. M77, of Deeds on Page 17582

Fee \$6.00

Wm D. MILNE, County Clerk

By Bertha S. Letch