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STATUTORY WARRANTY DEED

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23495

GEORGE R. BABCOCK and VIRGINIA R. BABCOCK, husband and wife, Grantors, convey and warrant to EMMA B. RODGERS, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Beginning at a point on the Northeasterly line of Alameda Street which is also the Southwesterly line of Lot 9 in Block 42, HOT SPRINGS ADDITION, which point is 112 feet from the intersection of the Northeasterly line of Alameda Street and the Southeasterly line of Erie Street; thence North 48° 18' East 150.4 feet, more or less, to an iron pin on the Southwesterly line of the alley through said Block 42; thence Southeasterly along said line of said alley to the corner thereon common to Lots 9 and 10 of said Block; thence Southwesterly along the line between said Lots 9 and 10 the corner common to said Lots on the Northeasterly line of Alameda Street; thence along said Northeasterly line of Alameda Street to the point of beginning.

Subject to and excepting:

1. Reservations and restrictions in deed from Klamath Western Company, a corporation, to D. V. Kuykendall and Rozelle Kuykendall, husband and wife, dated August 19, 1939, recorded September 1, 1939, in Book 124 at page 257, Deed Records of Klamath County, Oregon.

2. Property line agreement, including the terms and provisions thereof, between Wm. Kuykendall and Virginia Kuykendall, first parties, and Lillie Mae Shephard, second party, dated April 6, 1954, recorded April 13, 1954, in Book 266 at page 354, Deed Records of Klamath County, Oregon.

3. Terms and provisions of deed, recorded September 5, 1963, from Wm. Kuykendall, et ux., to Howard J. Clos, et us., in Deed Volume 348 at page 25, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$19,500.00.

Until a change is requested, all tax statements are to be sent to the following address:

Dated this 2nd day of December, 1977.

George R. Babcock
George R. Babcock

Virginia R. Babcock
Virginia R. Babcock

STATE OF OREGON)
: ss.
County of Klamath)

On this 2nd day of December, 1977, before me, a Notary Public in and for said county, personally appeared GEORGE R. BABCOCK AND VIRGINIA R. BABCOCK, husband and wife, to me known to be the persons described in and who executed the within instrument and who acknowledged the same to be their free act and deed.

Donald Bert Hamilton
NOTARY PUBLIC FOR OREGON

My Commission Expires: 3/30/81

After Recording, return to: KlaFirst Fed
+ Taxes
Main

23496

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of THAUGANETGA TITLE INS. Co.
this 5th day of DECEMBER A.D. 1977 at 12:05 P.M. on
uly recorded in Vol. M77, of MORTGAGES on Page 23495

FEE \$ 4.00

Wm D. MILNE, County Clerk

By [Signature]