

01-11018 TH 38-13777

40096

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID H. KNIGHT and
CAROL A. KNIGHT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK J. ERICKS
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED DESCRIPTION

PH 3 33

(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 cove-
nants, conditions, restrictions, reservations, rights, rights of way and
easements now of record,
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 \$ 28,650.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the 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 7th day of December, 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)

X David H. Knight
DAVID H. KNIGHT

X Carol A. Knight
CAROL A. KNIGHT

STATE OF OREGON,
County of Klamath } ss.
December 7th, 1977

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19

Personally appeared the above named
David H. Knight and Carol A. Knight

_____ 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

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

_____ 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 be-
half 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:

Notary Public for Oregon
My commission expires: 4/24/81

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
Klamath First Fed
Man
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ ss.
I certify that the within instru-
ment 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.
By _____ Recording Officer
Deputy

23722

DESCRIPTION

The following described real property in Klamath County, Oregon:

Lot 11 in Block 103, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,

SAVE AND EXCEPT property deeded to State of Oregon by deed recorded May 24, 1956 in Volume 283 at page 354, Deed Records of Klamath County, Oregon, described as follows: A parcel of land lying in Lot 11 in Block 103, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, also lying in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; the said parcel being that portion of said Lot 11 including a strip of land 80 feet in width lying on the Westerly side of the center line of The Dalles-California Highway as said highway has been relocated, which center line is described as follows: Beginning at Engineers center line Station 110+00, said Station being 3709 feet North and 1047 feet East of the Southwest corner of said Section 32; thence South 34° 41' East 739.61 feet to Engineers center line Station 117+39.61. (Bearings used herein are based upon the Oregon Co-ordinate System, South Zone.)

SAVE AND EXCEPT property deeded to State of Oregon by deed recorded August 5, 1958 in Volume 303 at page 26, Deed Records of Klamath County, Oregon, described as follows: A parcel of land lying in Lot 11 in Block 103, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, also lying in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; the said parcel being that portion of said Lot 11 lying Northeasterly of a line of the Dalles-California Highway as said highway has been relocated, which center line is described as follows: Beginning at Engineer's center line Station 110+00, said Station being 3709 feet North and 1047 feet East of the Southwest corner of said Section 32; thence South 34° 41' East 739.61 feet to Station 117+39.61, the Southwesterly line of said parcel crosses the Northwestern line of said Lot 11 approximately opposite center line Station 114+70. (Bearings used herein are based upon the Oregon Co-ordinate System, South Zone.)

OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of TRANSAMERICA TITLE INS. CO.
this 7th day of DECEMBER A. D. 1977, at 3:33 o'clock P. M., and
fully recorded in Vol. M77, of DEEDS, on Page 23721

FEE \$ 6.00

Wm D. MILNE, County Clerk
By Susantha H. Hetch