

T/A 38-14667-S

Vol. 78 Page 10368

48435

WARRANTY DEED (INDIVIDUAL)

JAMES E. MOTLEY

hereinafter called grantor, convey(s) to

DUANE A. SICKERT and KATHERINE A. SICKERT, HUSBAND AND WIFE

all that real property situated in the County of Klamath, State of Oregon, described as:

ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

A parcel of land situated in Block 11, ELDORADO an addition to Klamath Falls, Oregon being a replat of vacated portions of Eldorado Heights and Sunnyside Addition, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a $\frac{1}{4}$ " iron pin from which the Northwest corner of Lot 2 of said Block 11 bears North $89^{\circ} 47' 00''$ West 138.47 feet; thence from said point of beginning South $01^{\circ} 56' 48''$ West 100.10 feet to a $\frac{1}{4}$ " iron pin on the South line of Lot 4 of said Block 11; thence along the Southerly line of said Lot 4 and the Southwesterly line of Lot 5 of said Block 11 South $89^{\circ} 47' 00''$ East 33.88 feet; thence South $49^{\circ} 51' 30''$ East 3.07 feet to a $\frac{1}{4}$ " iron pin on the Southwesterly line of said Lot 5; thence North $27^{\circ} 28' 43''$ East 104.00 feet to a $\frac{1}{4}$ " iron pin on the Northeasterly line of said Lot 5; thence along the arc of a 150.78 feet radius curve to the left (long chord bears North $79^{\circ} 31' 21''$ West 53.73 feet) 54.01 feet to a $\frac{1}{4}$ " iron pin marking the Northwest corner of said Lot 5; thence North $89^{\circ} 47' 00''$ West along the North line of said Lot 4, 28.02 feet to the point of beginning.

Dated this 16th day of May, 1978.

James E. Motley
JAMES E. MOTLEY

STATE OF OREGON, County of Klamath ss.

On this date, May 16th, 1978 personally appeared the above named James E. Motley and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-5-82

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

MOTLEY

TO

SICKERT

After Recording Return to:

Duane A. Sickert &
Kathryn A. Sickert

Klamath Falls, Oregon 97601

Tax Statements:
Department of Veterans Affairs1225 Ferry St. S.E.
Salem, Oregon 97310

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

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SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
2. An easement created by instrument, including the terms and provisions thereof, dated November 28, 1950 and recorded December 1, 1950 in Book 243 page 569.
3. An easement created by instrument, including terms and provisions thereof, dated December 21, 1954 and recorded December 30, 1954 in Book 271, page 319.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.

on the 17th day of May A. D. 19 78 at 3:54 clock P. M., or

filed for record in Vol. M78, of Deeds on Page 10368

Wm. D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$9.00