

LEWIS E. ERBES, ~~WILLIAM S. OPPELT, FLORENCE R. OPPELT, RICHARD M. KOWALIS AND BETTY JEAN KOWALIS~~, each as to an undivided 1/6 interest, hereinafter called grantor, convey(s) to ~~SARAH DEVIN AND FRANKLIN LINCOLN CO. PARTNERSHIP DOING BUSINESS AS WORTHYDAY INVESTMENTS~~

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

(See attached legal description)

- SUBJECT TO:
1. Taxes for the year 1978-79 are now a lien but not yet payable.
 2. Easement for sewer, including the terms and provisions thereof, over and across Lots 1, 2, 3, 4, Block 2, Lots 1, 2, 3, 4, Block 3, and Lots 1, 2, 3, 4, Block 4 as set out in instrument recorded June 12, 1930 in Book 91 at page 357, Deed Records.
 3. Limited Access, including the terms and provisions thereof, as set forth in Deed from Wilson Title & Abstract Co., an Oregon Corporation, to the State of Oregon, by and through its State Highway Commission, dated September 7, 1955, recorded September 14, 1955 in Book 277 at page 338, Deed Records of Klamath County, Oregon.
 4. Limited Access, including the terms and provisions thereof, as set forth in Deed from Wilson Title and Abstract Co., an Oregon Corporation, to State of Oregon, by and through its State Highway Commission, dated August 13, 1958, recorded August 18, 1958 in Book 302 at page 147, Deed Records of Klamath County, Oregon, and corrected September 24, 1958 in Book 304 at page 47, Deed Records. (Continued on attached)
- and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed above and on the attached sheet

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 70,000.00

Dated this 15th day of August, 1978

William S. Oppelt
WILLIAM S. OPPELT
Betty Jean Kowalis
BETTY JEAN KOWALIS

Lewis E. Erbes
LEWIS E. ERBES
Richard M. Kowalis
RICHARD M. KOWALIS

STATE OF OREGON, County of Klamath

On this 15th day of August

Lewis E. Erbes, Richard M. Kowalis, William S. Oppelt & Betty, 1978 personally appeared the above named instrument to be their voluntary act and deed. Jean Kowalis & Florence R. Oppelt

Florence R. Oppelt
FLORENCE R. OPPELT

Before me:

Julie Barrett
Notary Public for Oregon

My commission expires: 2/14/81

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)

Erbes, Kowalis and Oppelt

TO

Worthyday Investments

After Recording Return to and send taxes to:

Worthyday Investments
515 East Main Street
Ashland, OR 97520

STATE OF OREGON,

County of _____)

) ss.

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.

By _____

Title

Deputy

18058

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 2, and Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 3, All of Lots 1, 2, 7 and 8 in Block 4, and Lots 3 and 6, LESS portion deeded to Oregon State Highway Commission in Block 4, NORTH KLAMATH FALLS ADDITION; ALSO parcel beginning 258 feet East of section corner common to Sections 19, 20, 29 and 30, to the point of beginning; thence East 720 feet, more or less, then North 30 feet; thence West 720 feet, more or less, then South 30 feet to the point of beginning, EXCEPT that portion deeded to State Highway Commission in Deed Volume 302 at page 147 and corrected in Volume 304 at page 47, Deed Records.

Being the E¹/₄ Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: continued

5. Grant, including the terms and provisions thereof, of all existing future or potential common law or common law or statutory abutter's easements of access between the right of way of the relocated Dalles-California Highway and all of grantor's remaining real property as set out in Deed from J. D. Beckley, et al., to State of Oregon, recorded August 22, 1958 in Book 302 at page 389, Deed Records.
6. City Lien, plus interest entered March 14, 1973 Improvement #228, Card #5, Amount \$9,999.96, which grantees herein agree to assume and pay in full.
7. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
on the 16th day of August A. D. 1978 at 11:30 o'clock A. M., and
lawfully recorded in Vol. M78, of Deeds on Page 18058

W. D. MILNE, County Clerk

Bernice A. Deloach

Fee \$6.00