

K-31103

57880

-WARRANTY DEED-

Vol. ^m78 Page 24888

FRANK BUNNELL, Grantor, conveys and warrants to ERNEST GRAVES, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

All that Easterly 75.75 feet portion of Lot 6, Block 3, Williams Addition to the City of Klamath Falls, Oregon, as shown by the duly recorded plat of said Addition, on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows: Beginning at the Northeast corner of said Lot 6 and of said Block 3; thence Southerly and parallel with Mortimer Avenue, a distance of 39.9 feet; thence running in a Westerly direction a distance of 75.75 feet; thence Northerly and parallel with Eldorado Street a distance of 39.9 feet; thence Easterly a distance of 75.75 feet to the point of beginning, reserving from the above tract the Northerly 7.9 feet as an entrance to the portion of the garage which lies on the Westerly 64.25 feet of said Lot 6, Block 3, of said Williams Addition to the City of Klamath Falls, Oregon

SUBJECT TO AND EXCEPTING:

(1) taxes for 1978-79 are now a lien but not yet payable; (2) charges and assessments of the City of Klamath Falls for monthly water and/or sewer services; (3) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirteen Thousand and no/100ths (\$13,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: 1125 Carlson Dr. Klamath Falls, Oregon 97601.

DATED this 3rd day of November, 1978.

Frank Bunnell

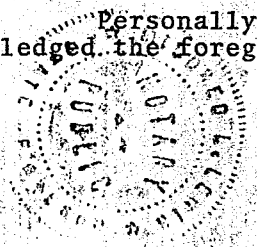
Frank Bunnell

STATE OF OREGON)

County of Klamath)

ss. November 3, 1978.

Personally appeared the above-named FRANK BUNNELL and acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 7-19-82

After recording return to:
Ernest Graves
1125 Carlson Drive
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath County Title Co.
on 3rd day of November A. D. 1978 at 3:04 o'clock P. M., and
duly recorded in Vol. M78 of Deeds on Page 24888

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Fee \$3.00
W. D. MILNE, County Clerk
Ernest Graves