

WARRANTY DEED
38-17088 + 38-17173 + cap
KNOW ALL MEN BY THESE PRESENTS, That

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Kraig B. and Linda L. Weider, H/W

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry O. and Peggy J. Anderson, H/W, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 6 and 7
Block 48
Buena Vista Addition
Klamath Falls, Oregon
Parcels 1, 3 and 4

Together with recorded easement

(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 none

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 \$ 10,500.00. 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 6 day of December, 1978; 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.

Kraig B. Weider
Linda L. Weider

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
December 6, 1978

STATE OF OREGON, County of _____) ss.
_____ 19____

Personally appeared _____ 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 that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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:

Before me: *Donna K. Rick*
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/21/79

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Kraig B. Weider
Linda L. Weider
8220 Washburn Way, Klamath Falls
GRANTOR'S NAME AND ADDRESS
Jerry O. and Peggy J. Anderson
1010 Lynnwood Blvd.
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry O. and Peggy J. Anderson
1010 Lynnwood
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

Jerry O. and Peggy J. Anderson
1010 Lynnwood Blvd.
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

TO BE ONE UNIT:

PARCEL #1

28048

A parcel of land situated in Lots 6 and 7, Block 48, "Buena Vista", more particularly described as follows:

Beginning at a 5/8" iron pin marking the most Southerly corner of Lot 6, Block 48 of said "Buena Vista"; thence N47°59'30"E along the Easterly line of said Lot 6 59.28 feet to a 1/2" iron pin; thence N55°14'49"W 127.56 feet to a 1/2" iron pin on the Westerly line of said Lot 7; thence, S17°43'55"W along the Westerly line of said Lot 7 76.42 feet to a 5/8" iron pin marking the Southwest corner of said Lot 7; thence, S64°45'58"E along the Southerly line of said Lot 7 92.90 feet to the point of beginning.

PARCEL #3

A parcel of land situated in Lots 6 and 7, Block 48, "Buena Vista", more particularly described as follows:

Beginning at a 1/2" iron pin from which the most Southerly corner of said Lot 6 bears the following two bearings and distances, S55°14'49"E 28.02 feet, S47°59'30"W 59.28 feet; thence, from said point of beginning N31°28'52"E 128.47 feet to a 1/2" iron pin on the Northerly line of said Lot 6; thence, along the arc of a 186.48 radius curve to the left and the Northerly line of said Lots 6 and 7 ($\Delta = 20^{\circ}00'00''$ long chord bears N72°00'30"W 64.76 feet) 65.09 feet to a 1/2" iron pin; thence, S16°37'15"W 115.31 feet to a 1/2" iron pin; thence S55°14'49"E 33.46 feet to the point of beginning.

PARCEL #4

A parcel of land situated in Lots 6 and 7, Block 48, "Buena Vista", more particularly described as follows:

Beginning at a 1/2" iron pin from which the most Southerly corner of said Lot 6 bears the following two bearings and distances, S55°14'49"E 61.48 feet, S47°59'30"W 59.28 feet; thence from said point of beginning N16°37'15"E 115.31 feet to a 1/2" iron pin on the Northerly line of said Lot 7; thence, along the arc of a 186.48 feet radius curve to the left and the Northerly line of said Lot 7 ($\Delta = 20^{\circ}00'01''$ long chord bears S57°59'29"W 64.76 feet) 65.09 feet to a 5/8" iron pin marking the Northwest corner of said Lot 7; thence, S17°43'55"W along the Westerly line of said Lot 7 74.06 feet to a 1/2" iron pin; thence S55°14'49"E 66.09 feet to the point of beginning.

Subject to easements and rights of way of record and those apparent upon the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~2000000000~~

on the 14th day of December, A. D. 1978, at 3:42 o'clock P.M., and

is recorded in Vol. M-78, of Deeds on Page 22017

Wm. D. MILNE, County Clerk

Fee \$6.00

By *Jacqueline J. Mettler*