

59923

-WARRANTY DEED-

JOHN LUNDBERG, Grantor, warrants and conveys to JAMES H. FLETCHER, Grantee, as to an undivided one-half interest, and MONA G. VONSTEIN, Grantee, as to an undivided one-half interest, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

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 1/2" iron pin from which the Northwest corner of Lot 2, Block 11 of said Eldorado bears North 89°47'00" West 73.47 feet; thence from said point of beginning South 00°13'00" West 100.05 feet to a 1/2" iron pin on the South line of Lot 3 of said Block 11; thence South 89°47'00" East along the South line of Lot 3 and Lot 4 of said Block 11, 62.00 feet to a 1/2" iron pin; thence North 01°56'48" East 100.10 feet to a 1/2" iron pin on the North line of said Lot 4; thence North 89°47'00" West along the North line of said Lot 3 and Lot 4, 65.00 feet to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) an easement created by instrument, including the terms and provisions thereof dated December 21, 1954, recorded December 30, 1954 in Book 271, page 319, in favor of City of Klamath Falls for sewer; (3) an easement created by instrument, including the terms and provisions thereof, dated November 28, 1950, recorded December 1, 1950 in Book 243, page 569 in favor of The California Oregon Power Company, a California corporation, for easement and right of way over a 10 foot strip across each lot; (4) restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat; (5) reservations, restrictions, easement and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Sixty Nine Thousand Four Hundred and NO/100ths (\$69,400.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to JAMES H. FLETCHER, 100 DAHLIA, KLAMATH FALLS.

DATED this 14th day of DECEMBER, 1978.

John Lundberg

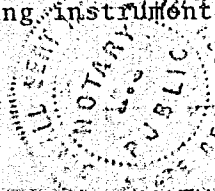
STATE OF OREGON)

County of Klamath)

ss DECEMBER 14, 1978.

Personally appeared the above-named JOHN LUNDBERG and acknowledged the foregoing instrument to be his voluntary act, Before me:

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



William P. Brandsness
Notary Public for Oregon

My Commission expires: 3/30/81

*Ret. 1st Federal
Klamath 340 Main*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 19th day of December A.D., 1978 at 10:50 o'clock A.M., and duly recorded in Vol. M-78, of Deeds on Page 28299.

FEE \$3.00

WM. D. MILNE, County Clerk

By *Jaqueline J. Mettler* Deputy

78 DEC 19 4 10 50