

K-31655

65297

-WARRANTY DEED-

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LYN M. WANDELL, Grantor, conveys and warrants to RUTH C. NEIER, also known as RUTH C. SCOPELITE, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Portions of Lots 1 and 2, Block 47, Nichols Addition to the City of Klamath Falls, Oregon: Beginning at a point on the Northerly line of Pine Street 50 feet Westerly from the most Easterly corner of Block 47, Nichols Addition to the Town of Linkville (now City of Klamath Falls) Oregon; thence Northwesterly at right angles to Pine Street a distance of 110 feet; thence Northeasterly and parallel with Pine Street 50 feet to the Westerly line of 10th Street; thence Northwesterly along the Easterly line of 10th Street a distance of 10 feet; thence Southwesterly at right angles to 10th Street along the Northwesterly line of Lots 1 and 2 of said block, a distance of 98.21 feet, more or less; thence Southeasterly at right angles to Pine Street a distance of 120 feet to the Northerly line of Pine Street, thence Northeasterly along the Northerly line of Pine Street 48.21 feet, more or less, to the point of beginning

SUBJECT TO AND EXCEPTING:

(1) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; (2) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty Two and No/100ths (\$32,000.00) DOLLARS.

Until a change is required, all tax statements shall be mailed to: 1427 Tamara Dr, Klamath Falls.

DATED this 2nd day of April, 1979.

Lyn M. Wandell

STATE OF OREGON)

County of Klamath)

ss. April 2, 1979.

Personally appeared the above-named LYN M. WANDELL and acknowledged the foregoing instrument to be her voluntary act. Before me:

Mildred L. Lewis
Notary Public for Oregon

My Commission expires: 7/19/82

STATE OF OREGON,
County of Klamath)

Filed for record at request of

Klamath County Title Co.

on this 10th day of April A.D. 19 79

at 3:48 o'clock P M, and duly

recorded in Vol. M79 of Deeds

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Wm D. Milne, County Clerk

By Bernetha Shetch Deputy

Fee \$3.00

After recording return to:

Grantee, 1427 Tamara Dr. K.F.

WILLIAM P. BRANDSNESS

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

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