

65438

-WARRANTY DEED-

Vol. 79 Page 8166

VANE DAY, Grantor, conveys and warrants to JOSEPH N. YARMEK and SUSAN L. YARMEK, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The Southwesterly 29' 6" of the Northeasterly 49' 6" of Lot 3 in Block 48 of NICHOLS ADDITION to Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3 which point is 49' 6" from the Southeast corner of said Lot and which said point is the Southeasterly corner of the Evans Building; thence running Northwesterly along the Easterly side of the wall of the Evans Building 120 feet, more or less, to the Northwesterly line of said Lot; thence running Northeasterly along the Northwesterly line of said Lot a distance of 29' 6"; thence running Southeasterly at right angles to Main Street a distance of 120 feet, more or less, to the Southeasterly line of said Lot, the Southeasterly 85 feet of said line being along the Easterly side of the wall of the building on the premise herein conveyed; thence running Southwesterly along the Southeasterly line of said Lot a distance of 29' 6" to the point of beginning, EXCEPTING THEREFROM the Northwesterly two (2) feet.

SUBJECT TO AND EXCEPTING:

(1) Rights and reservations as shown in deed from A. M. Collier, et al, to Luise Hathaway, dated September 30, 1944, recorded October 13, 1944 in Book 169 at page 582, Deed Records of Klamath County, Oregon; (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 Twenty Thousand and No/100ths (\$20,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

DATED this 13 day of April, 1979.

STATE OF OREGON)
County of Klamath) ss. APRIL 13, 1979.

Personally appeared the above-named VANE DAY and acknowledged the foregoing instrument to be his voluntary act. Before me,
Return to & Tax Statements to:
Joseph N & Susan L. Yarmek
701 Roseway Dr.
Klamath Falls, Ore.
Notary Public for Oregon
My Commission expires: 7-29-1979

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of April A.D., 19 79 at 3:57 o'clock P M., and duly recorded in Vol. M79 of Deeds on Page 8166.

FEE \$3.00

WM. D. MILNE, County Clerk
By Bernetha J. Delich Deputy