

65927

T/A # M-38-18306-6
WARRANTY DEED (INDIVIDUAL)Vol. ^M 79 Page 8966

GERALD C. MUSSELMAN, JR.

hereinafter called grantor, convey(s) to
LESTER C. FLECK, IDA MAE FLECK, CRAIG A. FLECK & COLETTE FLECK, all as ***
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

*** tenants in common, with each as to an undivided $\frac{1}{4}$ interest

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See attached Exhibit "A"

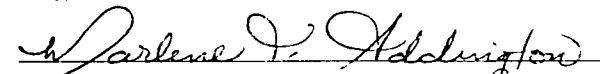
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 138,750.00.Dated this 17th day of April, 1979.

STATE OF OREGON, County of Klamath) ss.

Dated on this 19th day of April, 1979 personally appeared the above named
Gerald C. Musselman, Jr. and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me:


 Notary Public for Oregon
 My commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
Craig A. Fleck
Box 366, Merrill, OR 97633

Send Tax Statements
As Above

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

8967

EXHIBIT "A"

A tract of land situated in the SE $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron pin at the Northeast corner of Parcel 2 which point is on the West line of Lexington Avenue from which the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 20 bears North 21° 27' 22" East 146.34 feet; thence South 02° 44' 57" East 71.25 feet to a $\frac{1}{2}$ " iron pin; thence South 55° 33' 18" West 72.53 feet to a $\frac{1}{2}$ " iron pin on the East line of El Dorado Boulevard; thence North 34° 26' 42" West along said East line 92.26 feet to a $\frac{1}{2}$ " iron pin; thence North 55° 33' 18" East 111.44 feet to a $\frac{1}{2}$ " iron pin; thence South 31° 47' 00" East 31.67 feet to the point of beginning. Reserving,

however, to Sellers, their Heirs and Assigns, an Easement for a Geothermal or Hot Water Pipe or line upon a strip of land 10 feet in width running along and parallel with the Northeasterly boundary line of the above described property

SUBJECT TO:

1) Public utilities, if any, in what was the street areas of the plat of Eldorado Heights, now vacated.

2) Trust Deed dated November 3, 1978, recorded November 21, 1978 in Book M-78 at Page 26367, which the Grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.
 this 20th day of April A. D. 1979 at 3:48 o'clock P. M., and
 by recorded in Vol. 879, of Deeds on Page 8966

Wm D. MILNE, County Clerk

By Bernetha Whitcomb

Fee \$6.00