

66115

- WARRANTY DEED -

WARREN C. TAYLOR and ELIZABETH H. TAYLOR, husband and wife, Grantors, convey and warrant to ED L. HOWELL and SHARRON K. HOWELL, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

A parcel of land situate in Block 24 Eldorado Heights Addition to the City of Klamath Falls, being more particularly described as follows:

Beginning at the West most corner of Lot 7, Block 24, Eldorado Heights Addition to the City of Klamath Falls, Oregon, said corner being on the Southeasterly right of way line of Birch Street and from which the Northwest corner of said Block 24 bears North 40°20'30" East 129.10 feet distant; thence along said Southeasterly right of way line of Birch Street, North 40°20'30" East 71.10 feet; thence South 49°39'30" East 124.32 feet; thence South 15°45'10" West 85.19 feet, more or less, to the Northeasterly corner of Lot 10, Block 24; thence along the Northeasterly line of Lots 9 and 10, on a 6°36'40" curve to the left, 105.00 feet to the beginning of said curve; thence continuing along said Northeasterly line of Lot 9 and Lot 8, Block 24, North 49°45' West 35.00 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Reservations, restrictions, rights of way and easements of record and those apparent on the land; (2) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; (3) Easement, including the terms and provisions thereof, by and between Paul W. McAtee and Evelyn F. McAtee, husband and wife, to the City of Klamath Falls, dated July 22, 1963, recorded July 5, 1963, in Deed Volume 346, page 664, records of Klamath County, Oregon.

The true and actual consideration for this transfer is Forty-Seven Thousand Five Hundred (\$47,500.00) DOLLARS.

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

KFFS+L Main St.

Dated this 19th day of April, 1979.

Warren C. Taylor X
Elizabeth H. Taylor X

STATE OF WASHINGTON)

County of King)

SS April 19, 1979

Personally appeared the above-named WARREN C. TAYLOR and ELIZABETH H. TAYLOR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Eve Souter
Notary Public for Washington

My Commission expires: 10-24-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of April A.D., 19 79 at 11:13 o'clock A M., and duly recorded in Vol. 1179 of Deeds on Page 9250.

FEE \$3.00

WM. D. MILNE, County Clerk

By Berntha Gletsch Deputy