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WARRANTY DEED

THIS INDENTURE WITNESSETH, That RUSSELL C. HERMANN and MYRNA L. HERMANN, husband and wife, herein called "grantors", in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to RONALD LYNN and KATHLEEN MARIE LYNN, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Beginning at an iron pin on the southerly line of Upham Street at the NE corner of Lot 1, Block 5, FIRST ADDITION to the City of Klamath Falls, Oregon, thence along said line of Lot 1 and the westerly line of the alley 83.5 feet to an iron pin at the most southerly corner of said Lot 1; thence at right angles on line between said Lot 1 and Lot 2, 14.03 feet to an iron pin; thence at an angle to the right of 50°53' a distance of 56.4 feet to an iron pin on the southerly line of Upham Street; thence East along the southerly line of Upham Street 61.5 feet to the place of beginning, being a part of said Lot 1, Block 5, FIRST ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1979-80 real property taxes which are now a lien but not yet due and payable. Liens and assessments of the City of Klamath Falls for monthly water and/or sewer service,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above, and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$15,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 3rd day of July, 1979.

RUSSELL C. HERMANN

By

Myrna L. Hermann
Russell C. Hermann
His Attorney in Fact*Myrna L. Hermann*

STATE OF OREGON }

County of KLAMATH }

ss. July 3, 1979

Personally appeared the above-named MYRNA L. HERMANN, known to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12/13/82

STATE OF OREGON }

County of KLAMATH }

ss. July 3, 1979

Personally appeared MYRNA L. HERMANN, who, being first duly sworn, did say that she is the attorney in fact for RUSSELL C. HERMANN and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12/13/82

STATE OF OREGON; COUNTY OF KLAMATH;

Recorded for record at request of Klamath County Title Co.
this 12th day of July A.D. 1979 at 3:50 o'clock P. M., one
uly recorded in Vol. 170, of Deeds on Page 16506

Wm D. MILNE, County Clerk

Fee \$6.00

SEND TAX STATEMENTS TO:
RONALD and KATHLEEN MARIE LYNN
616 Upham

Klamath Falls, Oregon 97601

Return to:
H.F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, OR 97601