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38-21559-4

WARRANTY DEED (INDIVIDUAL)

Vol. 80Page 10039MAURICE D. WATSON ^{JR} AND RITA WATSON, husband and wife

GEORGE C. MARTIN, a single man

of Klamath, State of Oregon, described as:

see attached exhibit A

JUN 3 1980

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth in 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 \$ 36,500.00 *Dated this 3 day of June, 1980.Maurice D. Watson Jr.
Maurice D. Watson, Jr.Rita Watson by Maurice D. Watson Jr.
Rita WatsonSTATE OF OREGON, County of Klamath) ss.Maurice D. Watson June 3, 1980 personally appeared the above named instrument to be voluntary act and deed. and acknowledged the foregoing

Before me:

Donna K. Mateson
DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 1/21/84

Notary Public for Oregon

My commission expires: _____

- * 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

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.

By _____ Title _____ Deputy _____

After Recording Return to: -

Mr George C Martin
830 California
Klamath Falls Ore 97601Send taxes too:
Amfac mortgage
P.O. Box 1063
Medford, Ore 97501

DESCRIPTION

Order No. 38-21559
Page 3

A portion of Lots 6 and 7, Block 106, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 7; thence West along the South line of Lot 7, 160 feet to the Southwest corner; thence Northwesterly along the Southwesterly line of Lots 6 and 7 44.6 feet to the Northwest corner of Lot 6; thence Northeasterly along the Northwesterly line of Lot 6, 23 feet; thence Southeasterly along the line radial to the curb of California Avenue to a point 28.35 feet South of the intersection of the West line of California Avenue with the Southwest line of Gobi Street a distance of 158.5 feet; thence South along the West line of California Avenue a distance of 39 feet to the point of beginning.

RESERVING a strip 4 feet wide off the Northerly side of said premises to be used as a common auto driveway as set out in Deed Volume 93 at page 235, Records of Klamath County, Oregon.

ALSO EXCEPTING that portion thereof conveyed to State of Oregon by Deed recorded September 28, 1956 in Deed Volume 287 at page 68, Records of Klamath County, Oregon.

Subject to:

- 1) Regulations of the City of Klamath Falls
- 2) Limited access as set out in deed recorded September 28, 1956 in Book 287 at page 68

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 3 day of June, 1980, personally appeared Maurice D. Watson Jr. who, being duly sworn (or affirmed), did say that he is the attorney in fact for Rita Watson and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Donna K. Matesan
DONNA K. MATESAN
NOTARY PUBLIC
My Commission Expires 1/24/84
(Signature)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of June A.D., 1980 at 3:53 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 10039.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha H. Hetch Deputy