

85525

LLOYD RYSER and VIRGINIA RUTH RYSER, husband and wife

, hereinafter called grantor, convey(s) to

ANN STRATTON DU PONT

of Klamath, State of Oregon, described as: all that real property situated in the County

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

80 JUN 12 PM 4 15

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as to an easement recorded October 25, 1913 in Book 41 at page 132

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 \$ 34,000.00

Dated this 11th day of June, 19 80

Lloyd Ryser

Virginia Ruth Ryser

STATE OF OREGON, County of Klamath) ss.

On this 11th day of June, 19 80 personally appeared the above named Lloyd Ryser and Virginia Ruth Ryser and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene P. Addington
Notary Public for Oregon

My commission expires: March 22, 1981

* 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: Taxes To:

Ann Stratton du Pont
3616 Pine Grove Rd.
City, 97601

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 _____

Deputy

EXHIBIT "A"
DESCRIPTION

10838

Order No. 38-21822
Page 3

PARCEL 1

Beginning at a point 160 feet North 51° 15' West of a point 60 feet North 38° 45' East of the Northeast corner of Block 12 in the City of Klamath Falls (formerly Linkville), Oregon, according to the plat of the Original Town of said Linkville, (being the corner of said Block formed by the intersection of 9th and High Street), said point of beginning being on the Street line of 9th Street; thence North 38° 45' East 155 feet 9 inches; thence North 51° 15' West parallel to 9th Street, 41½ feet; thence South 38° 45' West 155 feet 9 inches to Street line of 9th Street; thence South 51° 15' East 41½ feet to the place of beginning; being a strip of land 41½ feet wide along 9th Street and 155 feet 9 inches deep perpendicular to 9th Street off the Southerly or Southwesterly side of tract of land deeded to J. A. Sharp by deed recorded in Book 28 of Deeds, Records of Klamath County, Oregon, at page 538 thereof, and being situated in SW¼ of SE¼ of Section 29; and NW¼ of NE¼ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2

The following described portion of Lot 3, Block 44, Nichols Addition to Klamath Falls, Oregon, described as follows:

Beginning at a point 160 feet North 51° 15' West of a point 60 feet North 38° 45' East of the Northeast corner of Block 12 of the Original Town of Linkville, now City of Klamath Falls, Oregon; said point being on the East line of Ninth Street; thence at right angles Easterly 75 feet to the true point of beginning; thence continuing Easterly on same line 55 feet to Easterly line of said Lot 3; thence Southerly and parallel to Ninth Street 22.15 feet, more or less, to the Northeasterly corner of property deeded to Burton by deed recorded in Book 176 at page 281, Deed Records of Klamath County, Oregon; thence Westerly along the North line of said Burton property, 55 feet; thence Northerly and parallel with Ninth Street, 22.15 feet to the point of beginning,

EXCEPTING THEREFROM that portion of said Parcel 2 conveyed to James W. Robison, et ux., by deed dated February 18, 1949, recorded March 4, 1949 in Book 229 at page 206, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Transamerica Tire & Oil Co.

this 12th day of June A. D. 1980 at 4:15 o'clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 10837

Wm D. MILNE, County Clerk

By Bernice H. Hetch

Fee \$7.00