

This Indenture Witnesseth, THAT LARRY PHILYAW and PAT PHILYAW, husband and wife,

hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

RICHARD A. LINDGREN and MIRIAM LINDGREN,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Lot 1, Block 3, Tract 1091, Lynnewood, in the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the vacated portion of Arrowhead Road (30 feet wide) adjoining, more particularly described as follows: Beginning at a point on the Westerly line of said Lot 1, said point being North 18°21'42" East a distance of 73.71 feet from the Southwest corner of said Lot 1; thence North 18°21'42" East along the West line of Lot 1, a distance of 83.87 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 134.26 feet; thence Northeasterly along said curve a distance of 51.57 feet (chord of said curve bears North 29°22'00" East, with a length of 51.26 feet); thence North 40°22'18" East a distance of 73.56 feet; thence South 00°05'51" West, along a line parallel with and 30 feet distant from the East line of Block 3, a distance of 180.48 feet; thence North 89°54'09" West a distance of 98.90 feet, to the point of beginning. Containing 0.25 acre, more or less.

SUBJECT TO: Assessments and charges of the City of Klamath Falls for monthly water/or sewer service; Reservations and restrictions contained in the dedication of Lynnewood Tract 1091; Declaration of Conditions and Restrictions for Lynnewood recorded July 20, 1973, in Vol. M73, page 9383, Deed Records of Klamath County, Oregon, as amended by instruments recorded June 9, 1976, in Vol. M76, page 8487, and Sept. 17, 1977, in Vol. M77, page 17035; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00  
However, the actual consideration includes other property which is part of the consideration.  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor s do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand s and seal s this 12th day of March 19 79

[Signature] (SEAL) \_\_\_\_\_ (SEAL)  
[Signature] (SEAL) \_\_\_\_\_ (SEAL)

STATE OF OREGON, County of Klamath ) ss. March 12, 1979  
Personally appeared the above named Larry Philyaw and Pat Philyaw, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William J. Seane  
Notary Public for Oregon.  
My commission expires Oct 18, 1982

After recording return to:

Richard A. & Miriam Lindgren  
1612 Lakeshore Street  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address:

Richard A. and Miriam Lindgren  
1949 Lakeshore Drive 1612 Lakeshore St.  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 1st day of August, 1980, at 2:03 o'clock P. M., and recorded in book M80 on page 14332 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

By Bernice Skotch Deputy

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601

Fee \$3.50

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