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T/A 38-21188-M

WARRANTY DEED (INDIVIDUAL) Vol. ^m 80 Page 16341

GERALD C. MUSSELMAN, JR. and MARCIA L. MUSSELMAN, Husband and Wife
 hereinafter called grantor, convey(s) to
 ROGER NICHOLSON and JAMES J. BELLET, doing business as NICHOLSON & BELLET
 CONSTRUCTION CO.
 of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

80 AUG 28 AM 11 00

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown on attached 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 \$ 21,500.00 *

Dated this 30th day of July, 19 80.

Gerald C. Musselman, Jr.
 GERALD C. MUSSELMAN, JR.

Marcia L. Musselman
 MARCIA L. MUSSELMAN

STATE OF OREGON, County of Klamath) ss.

On this 21st day of August, 19 80 personally appeared the above named
Gerald C. Musselman, Jr. and Marcia L. Musselman and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Marlene P. Addington
 Notary Public for Oregon

My commission expires: 3-22-81

- * 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)

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: Taxes;
Messrs. Nicholson & Bellet
99 Eulalona Court
City, 97601

EXHIBIT "A"

16342

A parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 38 $\frac{1}{2}$ South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of vacated Blocks 7 and 8 and vacated Clairmont Street, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being more particularly described as follows:

Beginning at a 1" iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North 49° 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North 32° 04' 46" West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North 67° 19' 42" West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8; thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South 34° 59' 30" West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.

SUBJECT TO: 1. Taxes for the year 1980-81 are now a lien but not yet payable.

2. Public utilities, if any, in what was the street areas of the Plat of Eldorado Heights, now vacated.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 28th day of August A. D. 1980 at 11:00 o'clock A.M., and

fully recorded in Vol. M80, of Deeds on Page 16341

Wm D. MILNE, County Clerk

By Bernetha A. Hellock

Fee \$7.00