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WARRANTY DEED (INDIVIDUAL)

8-21976-5

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FRANK A. KIMBALL and GARLANDINE H. KIMBALL, husband and wife
LARRY R. WILLIAMS, and ROXANNE J. WILLIAMS, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth on 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 \$ 9,000.00 *

Dated this 2nd day of September, 19 80.

Frank A. Kimball
Garlandine H. Kimball

STATE OF OREGON, County of Klamath) ss.

On this 3rd day of September 19 80 personally appeared the above named
Frank A. Kimball and Garlandine H. Kimball
instrument to be their voluntary act and deed.

Before me:

Susan C. Patsch
Notary Public for Oregon
My commission expires: 1-2-82

- * 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. & Mrs. Larry R. Williams
P.O. Box 1287
Klamath Falls, Oregon 97601

Send tax statements to:
Dept. of Veterans' Affairs
1225 Perry S.E.
Salem, Oregon 97310

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41° 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28° 40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16° 10' East (South 16° 58' 00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 30 feet to the true point of beginning of this description, said true point being the Northwest corner of Parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M-77 at page 20214, as recorded in the Klamath County Deed Records; thence South 16° 58' 00" East 90.46 feet; thence South 73° 02' 00" West 300.00 feet to a point on the Westerly right of way line of said vacated Fourth Street; thence North 16° 58' 00" West along said Westerly right of way line 229.57 feet; thence South 70° 39' 00" East 135.60 feet; thence South 89° 50' 00" East 199.60 feet to the point of beginning.

Subject to:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Easements for existing public utilities in vacated street area of the vacated plat of West Klamath, if any.
3. An easement created by instrument, including the terms and provisions thereof, recorded June 20, 1978 in Book M-78 Page: 13080 in favor of Pacific Power and Light Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.

this 4th day of September A. D. 1980 at 3:43 o'clock P.M., and

duly recorded in Vol. M80, of Deeds on Page 16792

Wm D. MILNE, County Clerk

By Bernetha A. Keloch

Fee \$7.00