

K. 33751

1 KNOW ALL MEN BY THESE PRESENTS, That HARRY R. WAGGONER, hereinafter  
2 called "grantor", for the consideration hereinafter stated, to grantor  
3 paid by Leroy Jackson Sr. & Catherine Wright Jackson, hereinafter  
4 husband and wife  
5 called "grantee", does hereby grant, bargain, sell and convey unto said  
6 grantee and grantee's heirs, successors and assigns that certain real  
7 property, with tenements, hereditaments and appurtenances thereunto  
8 belonging or appertaining, situated in the County of Klamath, State of  
9 Oregon, described as follows, to-wit:

10 An undivided 4% interest as tenant in common in and to  
11 a parcel of property located in portions of vacated Blocks  
12 1, 2, 5, 6 and 9, ELDORADO ADDITION to the City of Klamath  
13 Falls, Oregon, more particularly described as follows:  
14 Beginning at a point being the intersection of the northerly  
15 right of way line of Dahlia Street and the northeasterly  
16 extension of the southeasterly line of Lot 7, said Block 9;  
17 thence N. 51°43'30" W., along the northerly right of way  
18 line of Dahlia Street, 211.87 feet; thence along the arc of  
19 a 286.5 degree curve to the right 49.56 feet to a point on  
20 the southerly right of way line of Eldorado Boulevard; thence  
21 S. 89°34'35" E., along said line, 574.23 feet; thence along  
22 the arc of a 8°28'30" curve to the right, whose long chord  
23 bears S. 76°04'49" E. 315.82 feet; a distance of 318.86 feet;  
24 thence S. 38°16'30" W. 668.38 feet; thence N. 51°43'30" W.  
25 517.00 feet to the southeasterly corner of Lot 7, said Block 9;  
26 thence N. 38°16'30" E., along the southeasterly line of said  
27 Lot 7 and the extension thereof, 150.00 feet to the point of  
28 beginning.

29 ALSO Lots 1 through 6, said Block 9.

30 SUBJECT TO: Right of way, including the terms and provisions  
31 thereof, to California Oregon Power Company recorded July 17,  
32 1950, in Deed Volume 240, Page 308, records of Klamath County,  
Oregon, for electrical transmission lines.

TO HAVE AND TO HOLD THE SAME unto said grantee and grantee's heirs,  
successors and assigns forever.

Grantor hereby covenants to and with grantee and grantee's heirs,  
successors and assigns, that grantor is lawfully seized in fee simple  
of the above-granted premises, free from all encumbrances except as  
stated above, and that grantor will warrant and forever defend said  
premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the  
above-described encumbrance.

The true and actual consideration paid for this transfer, stated  
in terms of dollars, is \$ 100,000.00.

'80 SEP 26 AM 11 37

18489

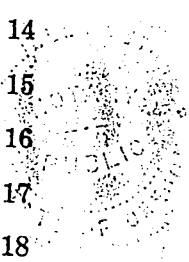
1 In construing this deed and where the context so requires, the  
2 singular includes the plural and all grammatical changes shall be  
3 implied to make the provisions hereof apply equally to the singular  
4 or plural.

5 IN WITNESS WHEREOF, grantor has executed this instrument this 15<sup>th</sup>  
6 day of Sept., 1980

7  
8  
9 STATE OF OREGON )  
County of KLAMATH ) ss. Sept. 15, 1980 H. R. Waggoner

10 Personally appeared the above-named Harry R. Waggoner  
11 \_\_\_\_\_ and acknowledged the foregoing instrument  
12 to be his voluntary act and deed.

13 Before me:



L. J. Dineen  
NOTARY PUBLIC FOR OREGON  
My commission expires 8/14/83

18 STATE OF OREGON; COUNTY OF KLAMATH; ss.  
19 Filed for record at request of Klamath County Title Co.  
20 this 26th day of September A. D. 1980 at 11:37 clock AM., on  
21 duly recorded in Vol. 430, of Deeds on Page 18483  
22 Wm D. MILNE, County Clerk  
Bernetha J. Letsch

23 After recording, return to: Fee \$7.00  
24 H. F. Smith, Attorney  
25 540 Main Street  
Klamath Falls, Oregon 97601

26 SEND TAX STATEMENTS TO:  
27 HARRY R. WAGGONER  
28 P. O. Box 664  
Klamath Falls, Oregon 97601

29  
30  
31  
32

Return  
to H. F. Smith