

KNOW ALL MEN BY THESE PRESENTS, That HARRY R. WAGGONER, hereinafter called "grantor", for the consideration hereinafter stated, to grantor paid by David V. or Janis L. Bodner, husband & wife, hereinafter called "grantee", does hereby grant, bargain, sell and convey unto said grantee and grantee's heirs, successors and assigns that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

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

ALSO Lots 1 through 6, said Block 9.

SUBJECT TO: Right of way, including the terms and provisions thereof, to California Oregon Power Company recorded July 17, 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.

18432

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 15th
6 day of Sept., 1980

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

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:

14
15 L. Duane Huston
16 NOTARY PUBLIC FOR OREGON
17 My commission expires 8/14/82

18 STATE OF OREGON; COUNTY OF KLAMATH; ss.
19 filed for record at request of Klamath County Title Co.
20 his 26th day of September A. D. 1980 at 11:37 clock A. M., and
21 duly recorded in Vol. M80, of Deeds on Page 3491

22 Wm D. MILNE, County Clerk
By Bernetha A. Hetsch

23 Fee \$7.00

24 After recording, return to:

25 H. F. Smith, Attorney
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